



**LOCAL HISTORIC DISTRICT
AND LANDMARK (H-1)
DESIGN REVIEW
GUIDELINES
LEXINGTON, KENTUCKY**



**LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT
DIVISION OF HISTORIC
PRESERVATION**



Revised – February 2016

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INTRODUCTION

Historic Preservation – A Significant Part of Lexington's History

Lexington is known for the quality and quantity of its historic architecture and efforts to preserve this heritage have been ongoing for over fifty years. In the early 20th century, while properties of national significance and those associated with great American leaders remained the prominent focus of preservationists, ideas about what should be preserved expanded. Preservationists began to acknowledge the importance of architecture and aesthetics in their own right, and interest arose in the history of ordinary people and everyday life. A significant turning point in the concept of historic preservation took place in 1931 when the citizens of Charleston, South Carolina established the first historic district in an effort to protect the town's historic resources. This action broadened historic preservation to include entire neighborhoods and acknowledged the importance of vernacular housing and the homes of local citizens as well as those of "great" Americans. Charleston also set a precedent in zoning legislation and the use of laws to establish, enforce, and protect preservation concerns at the local level. This trend toward valuing architecture and the history of ordinary people and communities continued to grow and eventually became an established concept in preservation efforts. Historical organizations at state and local levels also continued to grow, and in 1949 a congressional charter formed the National Trust for Historic Preservation. The organization's initial goals were to manage sites of national significance, stimulate public involvement, and provide educational programs.

The economic boom of the 1950s brought substantial challenges to historic preservation. With a brisk economy during the decade, a building boom ensued and the trend was toward modern, sleek, and suburban. Governments, businesses, and individuals spent their energy and finances on "new" architecture while the old was often destroyed or ignored. With urban sprawl, a number of Lexington businesses and residents migrated to the fringes of the city and the downtown area experienced a significant decline. In response, concerned citizens started a non-profit organization, the Blue Grass Trust for Historic Preservation, in 1955 to save the historic Hunt-Morgan House and the neighboring Thomas Hart House. While the Thomas Hart House was demolished (the site is now a parking lot), the Hunt-Morgan House, was saved and today is a house museum. The threats that led to the creation of the Blue Grass Trust also resulted in the City of Lexington (now the LFUCG) enacting one of the first historic preservation ordinances in the state in 1958. This innovative step established a five-member Board of Architectural Review (BOAR) and an "old and historic district" incorporating Gratz Park and the surrounding properties was Lexington's first designated Local Historic District. The BOAR was appointed to monitor exterior changes within the local historic district.

Historic preservation on the federal, state and local level was strengthened in 1966 with the passage of the National Historic Preservation Act (NHPA). The NHPA established the framework in which much of historic preservation works today. Its major impact is that it established a National Register system that is executed on state and national levels and which uses standard criteria for determining the importance of a property. The NHPA confirmed the government's role in historic preservation by authorizing federal funding for preservation programs in the National Park Service, the National Trust, and state governments, with some grant funds for programs for Certified Local Governments, of

which the LFUCG is one. It also established historic preservation as a concern in all government endeavors through Section 106 of the NHPA, which requires that any federal agency or federally funded operation assess the impact of its undertakings on historic resources. The standards, concepts, and procedures that the NHPA implemented are the framework for much of federal, state and local historic preservation activities.

As local and statewide preservation efforts increased, the Lexington-Fayette County Historic Commission was created in 1973 to “maintain surveillance of historic areas and buildings” and to “submit recommendation on all matters related to preservation, conservation and enhancement of historic buildings and areas.” Interest and investment in the city’s historic buildings rose in the late 1970s and 1980s through the creation of federal tax credits for rehabilitation and other efforts. As interest and support for historic preservation increased, the creation of the LFUCG Division of Historic Preservation in 1987 led to the establishment of a new Historic Preservation Commission (HPC) and Board of Architectural Review (BOAR). To assist property owners and the BOAR, design guidelines were created and approved in 1989.

Neighborhoods surrounding downtown Lexington and historic properties throughout Lexington/Fayette County have benefited greatly from the programs of the Division of Historic Preservation and the efforts of interested citizens and property owners. Fourteen local historic overlay districts and two Local Historic Landmarks are now in place and within these areas properties are protected from demolition, inappropriate rehabilitation and incompatible new construction through design review. The Division of Historic Preservation (DHP) employs a full-time professional preservation staff to provide support to the BOAR and HPC and to encourage historic preservation efforts countywide. Through the efforts of the LFUCG, and many other groups and individuals, Lexington hopes to save the most important visible reminders of its rich and fascinating past, which are so much a part of Lexington/Fayette County today – its historic places.



Photo 1: Streetscape, South Hill Historic District.

INTENT AND PURPOSE

The *Lexington-Fayette County Design Review Guidelines Manual* is intended to provide specific criteria for appropriate rehabilitation work, new construction, and demolition in Lexington designated local historic districts. Design guidelines assist property owners in maintaining and enhancing the appearance of their properties, keeping up property values, and improving the livability of historic areas. Design guidelines help property owners understand the value and methods of preserving and maintaining the essential character of their property and methods for preservation and appropriate maintenance.

At the core of this process is the reinforcement of community. Property owners in a locally designated district find that by following guidelines and obtaining Certificates of Appropriateness, an owner's investment in his or her property will be better protected and the entire historic area improved. Lexington's appearance in ten or twenty years is uncertain. With locally designated historic districts and landmarks, as well as other tools there is a clear commitment, purpose and blueprint as to how the community will evolve in the 21st century.

Lexington's Historic Districts are Economically Beneficial to the City and Residents

Local overlay districts and landmarks (H-1) are of demonstrated economic benefit to a community and to the people who own property or reside there. Studies have been completed across the country that show historic designation has many positive effects for property owners. As with other cities across the nation, historic overlay districts are beneficial to Lexington and its citizens for a number of reasons.



Photo 2: Lexington's fourteen local historic districts are economically beneficial to the city and its residents.

Historic Buildings and Properties are Preserved and Maintained

As one of the oldest and historically most prosperous communities in Kentucky, Lexington has a remarkable collection of historic architecture dating back to the late 18th century. Much of this historic architecture is of masonry construction and represents one

of the finest concentrations of historic structures in the state. Historic overlay districts and landmarks (H-1) help to ensure that these significant buildings and structures will be preserved for future generations to enjoy and live in. Keep in mind historic buildings are rare – only 6% of the existing building stock in America was constructed before 1920 and only 17% before 1945.¹



Photo 3: Lexington has an impressive collection of historic buildings (325 North Broadway).

Historic Overlay Districts and Landmarks (H-1) Promote Quality of Life

Historic districts and landmarks (H-1) help promote a community's quality of life which is a key ingredient in economic development. Historic buildings are one of the primary ways a community differentiates itself from another. Historic buildings, the character and identity they provide, and the quality of their preservation says much about a community's self-image.

Historic Buildings Often Last Longer Than New Ones

The life expectancy of rehabilitated historic buildings is almost always greater than that of new structures. Buildings from the 18th to the mid-20th century were constructed with better quality materials, now expensive or difficult to obtain. Historic buildings are often composed of old-growth lumber, long lasting masonry, and interior materials such as plaster and were built with quality craftsmanship. Materials used in buildings over the

¹ Richard C. Diamond, "An Overview of U.S. Building Stock" (Berkley California: Lawrence Berkley National Laboratory, 2001).

past fifty years were often of less quality and the life expectancy of pre-1960 buildings is generally greater than those built in more recent decades.

Historic Preservation Supports Taxpayers' Investments

Preserving historic commercial areas and inner-city neighborhoods is one of the most fiscally responsible actions a community can take. Lexington has spent millions of dollars investing in infrastructure such as sidewalks, lights, water and sewer lines, telephone and electrical lines, gutters and curbs, and roads and streets. If this infrastructure is underutilized it wastes taxpayer's dollars. Preserving historic buildings and districts supports existing public infrastructure and reduces the need to add more infrastructure elsewhere.

Historic Preservation Creates Jobs

Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic preservation creates proportionally more labor jobs than new construction. Rehabilitation projects are more labor intensive than new construction. In new construction generally half of all expenditures are for labor and half are for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which has a beneficial ripple effect throughout the local economy.



Photos 4 and 5: Adaptive reuse of historic buildings brings economic development to the city (200 block South Limestone).

Historic Preservation Increases Property Values

Studies across the country have shown that property and resale values in designated National Register or local historic districts in the least stabilize but more often increase. Many times these increases are greater than surrounding neighborhoods which may have similar architecture but do not have protective overlays.

Historic Architecture Attracts Visitors

Historic architecture attracts visitors to cities. Heritage tourism, or tourism which focuses on historic areas and sites, is one of the rapidly growing segments of the tourism industry. The quality and quantity of the historic architecture in Lexington/Fayette County and their

history provides opportunities to further enhance tourism in the city. Design guidelines encourage historic rehabilitation that is authentic and reinforces historic neighborhood character making those areas even more attractive to tourists and citizens alike.

Historic Preservation Benefits Property Owners

Real estate often represents our largest economic asset and property owners all want this asset to improve in value. Historic district and landmark (H-1) designation and the use of design review guidelines helps to ensure that investment in an historic area will be protected from inappropriate new construction, misguided remodeling, or inappropriate demolition. Locally designated districts and landmarks (H-1) also protect the composite or overall economic value of an historic area benefiting all property owners. Every building or parcel in an historic area is influenced by the actions of its neighbors and design guidelines provide a level playing field for all property owners because they apply equally to the properties in an historic area.



Photo 6: 485 West Second Street



Photo 7: 552 East High Street



Photo 8: 330 South Mill Street



Photo 9: 157-159 East Third Street.

Lexington-Fayette County's wide variety of historic buildings provides a unique identity and character to individual neighborhoods and the overall community.

HISTORIC PRESERVATION IS “GREEN”

The “greenest” building is the one that already exists. Historic buildings represent “embodied energy” through the costs and resources already expended in their construction. The materials in most historic buildings – brick, wood, concrete etc. – are among the least consumptive of energy. By contrast, new buildings generally use plastics, steel, aluminum and vinyl which are among the most consumptive of energy. Demolishing historic buildings is not a sustainable practice and adds to the nation’s waste stream and landfills. Recycling historic buildings is the ultimate “green” project.

A. Lexington-Fayette County’s Historic Buildings – “Green” and Sustainable

The greenest building is the one that already exists. As energy costs increase and resources dwindle, encouraging preserving and maintaining Lexington-Fayette County’s historic buildings and districts is one of the best opportunities for sustainable development. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Historic preservation is a valuable tool for protecting the environmental resources that have already been expended as well as those not yet used. Reusing sound older buildings is much more sustainable than abandoning them or demolishing them. Preserving and revitalizing Lexington-Fayette County’s older neighborhoods is “recycling” on a grand and community-wide scale.



Photo 10: Preserving and reusing historic buildings supports (431 North Limestone Street) sustainability.

B. Conserving buildings preserves embodied energy, and reduces the need for new materials

Embodied energy is the amount of energy associated with extracting, processing, manufacturing, transporting and assembling building materials. Embodied energy in historic buildings includes the expense and effort used to fire bricks, cut and tool stone, transport and assemble the wood framing, and prepare and apply interior plaster. Construction of a building represents an enormous expenditure of energy from its foundation to its roof. Demolishing a historic building and replacing it with a new energy efficient building would take decades to recover the energy lost in demolishing the building and reconstructing a new structure in its place.



Photo 11: When you demolish a building you waste valuable materials and embodied energy.

C. Retaining and rehabilitating buildings is more environmentally friendly than new construction

When studying the environmental effects of buildings, life cycle assessments are utilized. Completing a life cycle assessment of a building means that you examine and determine the material and energy usage and environmental impacts at each stage including extracting the resources, construction, use and disposal. When completing a building assessment not only is the cost of construction examined but also the costs and energy required to operate the building during its life.

One of the key considerations in a life cycle assessment of a historic building is the quality of its materials. The materials in historic houses often can last indefinitely if properly cared for. Many homes in Lexington-Fayette County have old-growth wood windows, brick and wood exteriors, and stone foundations that are a hundred years old or older. These materials can easily last another one hundred years because of their inherent quality. Contrast this with common materials today such as new-growth wood elements or vinyl windows that often require replacement after just ten to twenty years.



Photo 12: Preserving old growth wood windows is more sustainable than replacing them with synthetic materials.

D. Preserving existing buildings reduces sprawl

Preserving and reusing existing buildings revitalizes Lexington-Fayette County's neighborhoods and downtown. This stabilizes and increases the population density in the inner city and lowers the pressure for development on the city's edge. The reduction of sprawl helps to preserve open space, farmland, and wildlife habitats. Reducing sprawl also lessens automobile use and the continued development of environmentally and economically costly infrastructure.



Photo 13: Preservation and reuse of existing buildings reduces sprawl; for example this historic church now houses a local restaurant (120 West Maxwell Street).

E. Historic buildings were designed to be energy efficient and can be upgraded to increase energy conservation

Historic buildings are often as energy efficient as new ones. Data from the U.S. Energy Information Agency found that buildings constructed before 1920 are actually more energy-efficient than those built at any time until the past decade when home builders

began a concerted effort of building more energy efficient buildings.² Many historic buildings have tall ceilings that help to reduce heat in the summertime and brick and plaster walls that provide substantial insulation properties. Common upgrades to historic buildings include the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing and weather stripping historic wood windows and adding storm windows often results in energy performance equal to new vinyl or aluminum windows and at much less cost.



Photo 14: Historic houses can utilize solar panels on roof lines or in rear yards.

Historic buildings can also be adapted to benefit from new technology. Solar panels are expected to become more efficient in the future and can be mounted on rear roof lines or as freestanding units in rear yards in order to provide solar energy to a property. Solar roof tiles or shingles may also be an acceptable alternative for solar heat. These roof tiles and shingles resemble traditional fiberglass and asphalt shingles and may be appropriate for rear roof lines or along the sides of dormers.



Photo 15: This historic building incorporates solar shingles in its rear roof line.

F. Preserving buildings reduces waste in landfills

Construction debris accounts for 25% of the waste in municipal landfills each year.³ Demolishing sound historic buildings is wasteful of the building's inherent materials and strains the limited capacities of landfills. Demolishing a 2,000 square foot home results in an average of 230,000 lbs of waste.

² www.preservationnation.org

³ www.thegreenestbuilding.org

A BRIEF OVERVIEW OF LEXINGTON'S LOCAL HISTORIC DISTRICTS and LANDMARKS

Lexington's Locally Designated Properties

Within Lexington-Fayette County there are currently fourteen neighborhoods that are locally designated historic districts: Aylesford, Bell Court, Cadentown, Constitution, Elsmere Park, Fayette Park, Gratz Park, Mulberry Hill, Northside, Seven Parks, South Ashland Avenue/Central Avenue, South Hill, Western Suburb, and Woodward Heights. Most of these neighborhoods are also listed on the National Register of Historic Places. In addition, there are currently two designated local historic landmarks: St. Paul AME Church on North Upper Street and Helm Place on Bowman's Mill Road.

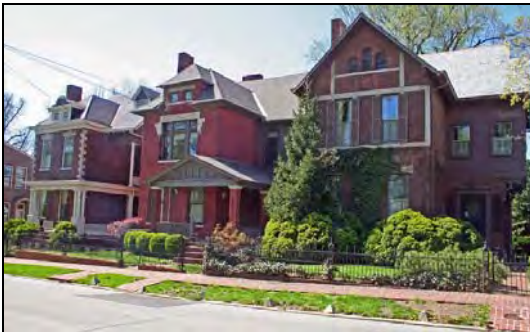


Photo 16: Gratz Park Historic District



Photo 17: Bell Court Historic District

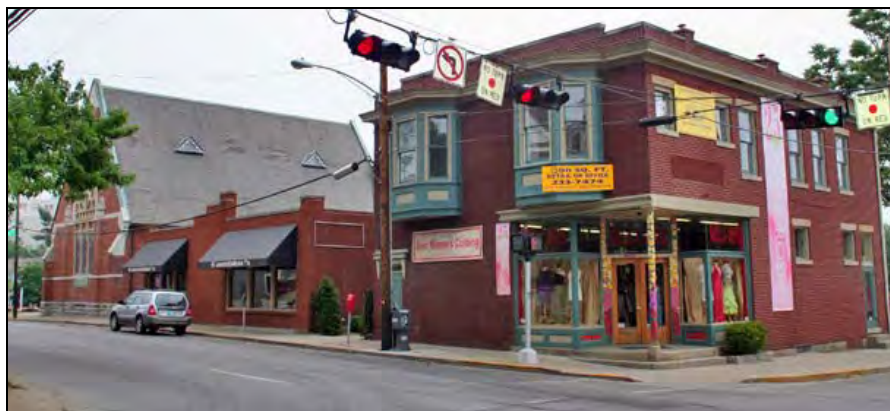


Photo 18: South Hill Historic District



Photo 19: Western Suburbs Historic District



Photo 20: Woodward Heights Historic District



Photo 21: Seven Parks Historic District

South Ashland/Central Avenue

The South Ashland/Central Avenue Local Historic District is located in southeast of downtown. It contains properties primarily along South Ashland Avenue between East Main Street and East High Street as well as a portion of Central Avenue. South Ashland developed as part of the Woodlands farm and partially on the site of the Lexington Brick Company and is near Woodland Park. The district chronicles Lexington's response to the automotive age, which is evident in the porte-cocheres, garages, and driveways within the district.

The South Ashland/Central Avenue Local Historic District is characterized by large two- to two and one-half story houses, mostly of brick construction, situated on sizeable lots. Large trees line South Ashland Avenue and add to the district's character. Houses in the district date from ca. 1880 to ca. 1920 with the primary architectural styles being Colonial Revival, Tudor Revival, and Craftsman. Examples of Eastlake, Queen Anne, Richardsonian Romanesque, and Dutch Colonial Revival are also present. The South Ashland/Central Avenue Historic District was designated a local historic district in 1989.



Photo 58: 227 South Ashland



Photo 59: The presence of garages, driveways, and porte-cocheres in the district reveal the impact of the automobile during the district's development (219 South Ashland).



Photo 60: 211 South Ashland



Photo 61: 265 South Ashland

For map and property addresses of the South Ashland/Central Avenue Local Historic District, see Appendix A.

Aylesford

The Aylesford Local Historic District is located southeast of the central downtown commercial area near the University of Kentucky campus. The district is centered around East High Street and East Maxwell Street, which serve as the primary arteries. Rose Street, Euclid Avenue, Clay Avenue, and Old Vine Street serve as its approximate boundaries. A small commercial area in the central portion of the district is excluded from the overlay district.

The Aylesford area primarily developed in the late 19th and early 20th centuries as the city of Lexington grew and expanded. It was designated a local historic district in 1998. Prevalent architectural styles in the district include Queen Anne, Colonial Revival, Bungalow/Craftsman, and vernacular.



Photo 22: 147 Kentucky Avenue



Photo 23: Houses along the 300 block of Transylvania Park.



Photo 24: 214 Arlington Avenue

For map and property addresses of the Aylesford Local Historic District, see Appendix A.

Bell Court

The Bell Court Local Historic District is located north of East Main Street along Bell Court, Bell Place, and Sayre, Forest, Russell, Delmar, and Boonesboro Avenues. Much of this land originally belonged to the Bell family, whose historic home, Bell Place, remains at the heart of the district. In 1906, the Bell estate was subdivided and developed as a predominately middle-class neighborhood. Its location near the heart of downtown allowed residents to walk or take the street car to their jobs. Bell Place was donated to the City of Lexington in 1940 and continues to be used as a public park. Also located in the district is Clay Villa, the home of James B. Clay, son of Henry Clay, at 221 Forest Avenue. Built in 1846, Clay Villa is the oldest house in the district, and the portion of the district around Forest Avenue was originally part of this estate, which was sold and subdivided between 1885 and 1890.

Bell Place, home of the Bell family, was individually listed on the National Register in 1978. The Bell Court Historic District, which contains Bell Place and the surrounding residential development, was listed on the National Register in 1980. The Bell Court district was designated a local historic district in 1990. Resources within the district reflect a wide variety of architectural styles from the early 20th century including Queen Anne, Richardsonian Romanesque, Colonial Revival, and Craftsman designs. The Bell Court district is characteristic of development in Lexington during the late 19th and early 20th centuries. Bell Court developed as a middle-class neighborhood which manifested the “push east” that Lexington experienced during the area’s rapid growth.



Photo 25: 141 Forest Avenue



Photo 26: Sayre Avenue Streetscape



Photo 27: 161 East Bell Court

For map and property addresses of the Bell Court Local Historic District, see Appendix A.

Cadentown

The Cadentown Local Historic District is located east of downtown Lexington at the intersection of Liberty Road and Todds Road. A traditionally African American community, Cadentown originally developed as a settlement for freed slaves following the Civil War. The area was named after Owen Caden, an Irish immigrant farmer who purchased the land in 1867 and helped to establish the settlement.

Cadentown Historic District is centered around Caden Lane and primarily contains traditional vernacular style houses situated on large lots. Also within the district is the Cadentown School, a 1920's Rosenwald funded frame schoolhouse. Two historic church buildings also remain extant within the district and both have been remodeled into private residences. The Cadentown Historic District was designated as a local historic district in 2001.



Photo 28: Cadentown district sign.

For map and property addresses of the Cadentown Local Historic District, see Appendix A.



Photo 29: Cadentown School is listed on the National Register of Historic Places.



Photo 30: 2922 Liberty Road



Photo 31: Originally a church, the building at 705 Caden Lane has been remodeled into a residence.

Constitution

The Constitution Local Historic District is located northeast of the downtown area and is bounded by East Third Street, North Limestone Street, North Martin Luther King Boulevard, and Pleasant Stone Street. The district is one of the earliest primarily residential neighborhoods established in Lexington. Lexington's first local architect, Matthew Kennedy, was part of the early development of the neighborhood. He built and made his home there, which is at the corner of Limestone and Constitutions Streets. These lots were sub-divided during the early and mid-19th century. Early residents of the district included carpenters, brick masons, bankers, and ministers.

The Constitution Historic District was designated a local historic district in 1976 and listed on the National Register in 1982. Early 19th-century houses are concentrated in the middle of the district. Most are simple antebellum townhouses built for middle-class residents on the outskirts of the flourishing city. In the 1850s, David Sayre founded Sayre School in the area, which continues to be a vibrant part of the neighborhood today. Prominent architectural styles are Federal, Greek Revival, and Italianate designs with simple cottages as well.



Photo 32: 121 Constitution Street



Photo 33: Early 19th-century townhouses along the 100 block of Constitution Street were originally home to a variety of Lexington residents.



Photo 34: 115 Constitution Street



Photo 35: East Third Street Streetscape

For map and property addresses of the Constitution Local Historic District, see Appendix A.

Elsmere Park

Elsmere Park Local Historic District is located east of North Broadway in the Northside neighborhood. It is readily identifiable due to its T-shape cul-de-sac layout. Elsmere Park is one of Lexington's first cul-de-sac developments and was established over a short span of time, between 1890 and 1910. The west side of the district was primarily developed by John Buckner in the late 19th century, and multiple landowners developed the east side of the district, as a result it has a wider variety of architectural styles. Initial residents of Elsmere Park were part of the middle- to upper-class of Lexington's early 20th century community.

The Elsmere Park Historic District was designated a local historic district and listed on the National Register in 1976. Architectural styles found in the district include Richardsonian Romanesque, Colonial Revival, Dutch Colonial Revival, and Craftsman. Open front yards, large trees and prominent porches on each house characterize the district and help to give it a strong sense of time and place of the late 19th and early 20th centuries.



Photo 36: The east side of Elsmere Park contains a variety of architectural styles and includes several frame houses.



Photo 37: Houses on the west side of Elsmere Park.



Photo 38: 632 Elsmere Park

For map and property addresses of the Elsmere Park Local Historic District, see Appendix A.

Fayette Park

The Fayette Park Local Historic District is located west of North Broadway within the larger Northside neighborhood. The district contains sixteen houses built around a central median within a cul-de-sac. Fayette Park was also one of Lexington's first cul-de-sac developments, and was most likely spurred by the establishment of a street railway line along North Broadway in the late 19th century. The Park was laid out by civic engineer Stephen A. Charles in the early 1890s. Construction was completed within the district by 1910.

The Fayette Park Historic District was designated a local historic district in 1985. The district contains a variety of popular architectural styles of the late 19th and early 20th centuries including Richardsonian Romanesque, Colonial Revival, and Craftsman. The majority of houses are of brick construction and many have porches on the main facades. A central grassy, tree-lined median is one of the focal points of the district.



Photo 39: Houses in Fayette Park are mainly two-stories in height and are of brick construction.



Photo 40: 432 Fayette Park



Photo 41: 439 Fayette Park

For map and property addresses of the Fayette Park Local Historic District, see Appendix A.

Gratz Park

Gratz Park is located north of the central downtown commercial area and east of North Broadway. The district includes residential properties that line North Mill and Market Streets and surround a city park bounded by West Second and West Third Streets. This land served as the original campus of Transylvania Seminary, which purchased the property in 1793. By 1816 the Seminary had constructed three buildings in the center of what is now the park. The main building was destroyed by fire in 1829, and the Transylvania campus was then moved to its present location on Third Street. The Old Kitchen Building in Gratz Park is the only building from the original campus that remains.



Photo 42: Homes such as this one at 215 N. Mill Street were built in Gratz Park in the late 19th century.



Photo 43: The 200 block of Market Street contains examples of the Federal style.



Photo 44: Lexington author James Lane Allen funded this fountain in Gratz Park, dedicated to the children of Lexington.

Residential development began along Gratz Park in the late 18th century and continued through the turn of the 20th century. The picturesque park setting became home to some of Lexington's most prominent citizens including John Wesley Hunt, the region's first millionaire, Transylvania President, Dr. Horace Holley, and local businessman Benjamin Gratz, after whom the park was named. In 1902 the Carnegie Library was built at the southern end of the park.

Gratz Park was the first area in Lexington to be designated as a local historic district, with the honor bestowed in 1958. It was listed on the National Register in 1973. The district contains late 18th, 19th and early 20th-century houses and townhouses built primarily in Federal, Greek Revival, Italianate, and Shingle styles.

For map and property addresses of the Gratz Park Historic District, see Appendix A.

Mulberry Hill

The Mulberry Hill Local Historic District is a small primarily residential district located north of downtown Lexington along the 300 and 400 blocks of North Limestone. This street was originally named Mulberry Street and was an early north-south thoroughfare in Lexington. Historic buildings within the district date from ca. 1800 to the early 20th century. Architectural styles found in the district include Federal, Greek Revival, and Italianate as well as Victorian designs. Houses range from one- to two-stories in height and include both frame and masonry construction. The Mulberry Hill Historic District received its designation as a local historic district in 1985.



Photo 45: Italianate style houses line the 300 block of North Limestone Street.



Photo 46: 408 North Limestone Street



Photo 47: 431 North Limestone Street



Photo 48: North Limestone Streetscape



Photo 49: 456 North Limestone Street

For map and property addresses of the Mulberry Hill Local Historic District, see Appendix A.

Northside

The Northside Local Historic District is a large neighborhood located primarily west of North Broadway roughly between West Second Street and West Sixth Street. Development patterns in the district include juxtaposed blocks, many of which were based on subdivisions of the original town outlots. The district is characteristic of residential development in Lexington from around 1800 to 1920. The district was home to a large number of Lexington's public, political, legal, military, financial, cultural, educational, and religious leaders. Many architects and designers are also associated with buildings in the district. Hampton Court, an early cul-de-sac development, is also within the Northside Historic District.

The Northside Local Historic District contains a wide variety of architectural styles, including Federal, Greek Revival, Italianate, Richardsonian Romanesque, Queen Anne, Shingle, Colonial Revival, Neo-Classical and Craftsman. The Northside Historic District district was listed on the National Register in 1979, and this National Register listing was expanded in 1982. The area was designated a local historic district in 1986.



Photo 50: 261 North Broadway



Photo 51: 455 West Third Street



Photo 52: 421 West Second Street



Photo 53: Streetscape, West Sixth Street

For map and property addresses of the Northside Local Historic District, see Appendix A.

Seven Parks

The Seven Parks Local Historic District is an early 20th century residential area located near the University of Kentucky campus along Nicholasville Road. The district is primarily located west of Nicholasville Road between Arcadia Park and Dantzler Drive. It is bounded on the west by the Norfolk-Southern Railroad line. A small segment of the district is located east of Nicholasville Road and consists of houses on Shawnee Place.

The Seven Parks Historic District developed as a middle-class residential community in the early to mid 20th century as Lexington continued to grow and expand. The Seven Parks area reflects the impact of the automobile, which allowed such suburban developments to thrive. The Seven Parks Historic District contains largely one- to one and one-half story houses built in popular architectural styles of the early to mid 20th century. Colonial Revival and Tudor Revival are the primary styles found in the district along with examples of Minimal Traditional designs. The Seven Parks area was designated a local historic district in 1997.



Photo 54: 534 Arcadia Park



Photo 55: Dantzler Drive Streetscape



Photo 56: 411-413 Arcadia Park



Photo 57: 213 Barberry Avenue

For map and property addresses of the Seven Parks Local Historic District see Appendix A.

South Hill

The South Hill Historic District is adjacent to the downtown core of Lexington. It is roughly bounded by Pine Street, West High Street, South Limestone Street, and South Broadway. This area was part of a 710-acre tract that was divided into large lots in 1781. The “south hill,” which overlooked the Town Branch of Elkhorn Creek, consisted of larger lots of the town of Lexington that were soon subdivided. The earliest homes in the district were built during the early 19th century and are mainly Federal and Greek Revival styles. Later development occurred during the late 19th and early 20th centuries and includes buildings reflective of the Italianate and Queen Anne styles. The neighborhood includes the 1880s Dudley School, now a restaurant, shops, art gallery, and residence.

Many of Lexington’s leading citizens, including lawyers, politicians, clergy, military figures and cultural and educational leaders, were early residents of the South Hill neighborhood. Architects associated with the district include John McMurtry and Cincinnati Shyrock. The district also includes several homes owned by free African Americans at a time when slavery was still practiced in Kentucky. The South Hill Historic District was designated a local historic district in 1972 and expanded in 1976, and it was listed on the National Register in 1978.



Photo 62: Some of the district’s earliest houses are located in the 300 block of South Upper Street.



Photo 63: Later houses in the district reflect elements of the Queen Anne style (363 South Mill Street).



Photo 64: South Broadway Streetscape

For map and property addresses of the South Hill Historic District, see Appendix A.

Western Suburb

The Western Suburb Historic District is located northwest of downtown primarily along West Short Street and portions of West Main and Jefferson Streets. This area was one of Lexington's first suburbs and it is representative of a working-class neighborhood of the early 19th century.

The Western Suburb Historic District is primarily residential in character with a few commercial buildings. Structures within the district were constructed largely between 1820 and 1890 and are mostly of brick construction. Architectural styles represented in the district include Federal, Greek Revival, and Italianate. The district includes two fine historic churches and an early 20th century school, which is still in use as a school. The Western Suburb Historic District was designated a local district in 1975 and listed on the National Register in 1976.



Photo 65: Early 19th century brick buildings line the 600 block of Short Street.

For map and property addresses of the Western Suburb Historic District, see Appendix A.



Photo 66: The house at 624 Short Street demonstrates a late 19th century design.



Photo 67: 563 Short Street



Photo 68: 733 and 735 West Main Street

Woodward Heights

The Woodward Heights Local Historic District is located west of downtown Lexington between West Maxwell and West High Streets, and includes properties along Madison Place and Merino Street. Primary development within the district occurred when the land was sold to developer J.C. Woodward. Prior to that time, much of the land belonged with 341 Madison Place (Botherum). The district developed as a predominately working-class neighborhood during the late 19th and early 20th centuries. Residents included a variety of tradesmen, attorneys, barbers, and clerks.

Houses within the Woodward Heights Local Historic District date from ca. 1840 to ca. 1910, with most constructed after 1890. Structures range from one to two and one-half stories in height and are of both brick and frame construction. Architectural styles found in the district include Greek Revival, Italianate, Queen Anne, Eastlake, and Richardsonian Romanesque. The Woodward Heights Historic District was listed on the National Register in 1980 and was designated under the local ordinance in 1987.



Photo 69: 712 West Maxwell Street



Photo 70: 300 block of Merino Street



Photo 71: 333 Merino Street



Photo 72: Merino Street

For map and property addresses of the Woodward Heights Local Historic District, see Appendix A.

LOCAL HISTORIC LANDMARKS:

St. Paul AME Church

Located at 251 North Upper Street, the congregation of St. Paul A.M.E. Church has been associated with this site since 1820. Originally meeting in a rented stable, the congregation purchased the property in 1827. By that time, a small brick chapel had been built. Originally an offshoot of the Hill Street Methodist Church, in 1866 the congregation joined with the Ohio Conference of the African Methodist Episcopal Church. After several expansions and remodelings in 1850, 1877 and 1906, the church building achieved its current appearance. The Italianate style building is defined by large, beautiful round topped stained glass windows and a tall bell tower and entrance set at an angle to the main body of the sanctuary at the southern corner. St. Paul A.M.E. Church was granted Local Historic Landmark status in 1991.



Photo 73: St. Paul AME Church

Helm Place

Located in the South Elkhorn Creek area of Fayette County on Bowman's Mill Road, this two story brick residence, originally called Cedar Hall, still retains its rural character overlooking rolling farmlands. Achieving its current Greek Revival appearance ca. 1850, the brick of the front and side walls is laid in a Flemish Bond pattern. The front façade is enhanced with a monumental portico supported by four Ionic columns. The original residents were George H. Bowman and his family. During the later half of the nineteenth century it passed through several hands until being bought by Emilie Helm, the half-sister of Mary Todd Lincoln, thus giving it property its current name. Helm Place was granted Local Historic Landmark status in 1990.



Photo 74: Helm Place

For map and property addresses of the St. Paul AME Church and Helm Place, see Appendix A.

DESIGN REVIEW PROCESS – HOW DOES IT WORK?

In 1958, the City of Lexington established a five-member Board of Architectural Review (BOAR) to review, approve, and monitor exterior changes within designated local historic districts and landmarks (H-1). The BOAR is a volunteer board appointed by the Mayor and confirmed by the Urban County Council. In 1987, the Division of Historic Preservation (DHP) was created within the Lexington-Fayette Urban County Government. The duties of this office are to oversee the Lexington-Fayette County's historic and cultural resources including the Local Historic Districts and Landmarks process and many other programs. The staff provides professional recommendations on matters relating to preservation, conservation, and enhancement of historic buildings and areas. The DHP also provides professional support to the BOAR and provides guidance to property owners in achieving appropriate alterations to their historic properties.

Included in the responsibilities of the BOAR and the DHP is the review of plans for exterior changes to properties within historic overlay zoning districts and landmarks (H-1).

Exterior changes include:

1. Rehabilitation or substantial repair of existing structures;
2. New construction of any building element, addition, building, structure or secondary building;
3. Demolition of any building element, addition, building, structure or secondary building; and
4. Site work including the possible removal of trees over 10 inches in diameter, construction of patios, driveways, walkways, etc.

The BOAR has the power to approve, approve with modifications, or deny approval for such applications in accordance with adopted procedures and guidelines.



Photo 75: The Design Review process monitors exterior changes (280 Clay Avenue).

What is Design Review?

Design review is the process owners of historic properties go through to obtain approval for exterior changes to their properties. Once a property owner proposes a plan of work, the staff and/or BOAR reviews the plans to insure that the proposed changes are appropriate for the historic property. The staff and/or BOAR will make its decisions based on the design guidelines in this manual. The guidelines are standards for the staff and/or BOAR to use in determining the architectural compatibility of proposed changes. They also guide property owners on rehabilitation and appropriate new construction. If the BOAR approves the plans, a Certificate of Appropriateness is issued, which allows work to proceed. Some items have been mandated by the BOAR to the staff to review, and the staff may then issue COAs as appropriate. If an application in that category cannot be approved by the staff it is sent to the BOAR for review.



Photo 76: 356-358 South Upper Street

Certificates of Appropriateness

If a building is in a designated local historic district or is a local landmark, and a property owner wants to make any changes to the exterior of the property, the owner must obtain a Certificate of Appropriateness (COA) and a building permit, where applicable. A COA is issued by the staff and/or BOAR to ensure that the exterior work planned for a building's rehabilitation or new construction meets the criteria of the design guidelines. A building permit is a separate application to be made to the LFUCG Division of Building Inspection which ensures the structural soundness and safety of the building. The COA needs to be obtained *in addition to* the regular building permit. A representative example of a COA Application Form and a sample completed COA are located in Appendices B and C.



Photo 77: Architectural detail, 416 Fayette Park.

Does Your Work Require a COA?

Within a local historic district and for a local landmark, a COA is required for any exterior alteration:

- Any construction, alteration, demolition, or removal within a locally designated historic district or to a landmark structure that affects the exterior architectural appearance of a property.
- Rehabilitation, replacement, or installation of building elements such as doors, windows, railings, roofs, porches, skylights, awnings, gutters and downspouts, or siding materials.
- Substantial repair, such as porch repair, window/door repair, masonry repair of building components such as walls, chimneys, foundations, etc.
- The construction, reconstruction, renovation, installation, or alteration of signs, fences, or walls.
- The removal of trees with trunks more than 10" in diameter.
- Painting a structure or material that was not previously painted.
- Removal of paint from a material that was previously painted.
- Re-pointing or cleaning brick or stone.



Photo 78: Roof repair (238 Arlington Avenue).

Ordinary Maintenance and Repair

Minor actions that are considered routine maintenance generally do not require review by the BOAR, but many require a COA, depending on the scope of work. See the Review of Elements Chart in Appendix D and contact DHP staff for assistance. To avoid delaying the property owner who wants to do work, the BOAR has empowered the DHP staff to review routine or minor items without referring the application for full public hearing. The DHP defines ordinary maintenance and repair as “the correction of minor deterioration to site and building elements and structures when repairs are made with the same materials having the same size, shape, configuration, style, texture and material color.” Such items include replacing roof shingles to match existing, replacing gutters to match existing, and minor repairs and maintenance to any part of a building when there is no change in appearance or materials. See the Review of Elements in Appendix D for a complete list of items, and contact the DHP office at 258-3265 to clarify whether or not a COA is required **PRIOR** to beginning work. If property owners have questions regarding minimum maintenance codes they should call LEX CALL at 425-2255, a city directory service that will direct them to Code Enforcement or Building Inspection.

Ordinary Maintenance and Repair that does not require review and a COA by staff and/or BOAR includes:

- Repairing small amounts of existing building materials and elements when repairs are made with materials of the same size, shape, style, configuration, texture and material color.
- Painting a structure or material that is already painted
- Caulking and weather stripping windows and doors
- Planting vegetables, flowers, shrubs and trees except as part of a major landscaping plan
- Installation of temporary signs (real estate, political, etc.)
- Installation of house numbers, mailboxes, and porch light fixtures
- Repair of siding or trim, steps or rails, roofs or broken window glass
- Cleaning of gutters and chimneys

COAs are NOT required for interior work.



Photos 79, 80, 81: Architectural components give buildings unique character: chimney, 566 Short Street; column capitals, 215 North Mill Street; and Federal style door, 216 Market Street.

The Design Review Process

The design review process involves a series of steps that property owners must follow in order to make exterior changes to their properties. These steps are outlined in detail in the following pages, but at any point in the process, the DHP staff is available to assist property owners with their questions and concerns at 258-3265.

In brief, the steps of the design review process are:

1. Complete and submit a COA application form
2. Meet with DHP staff for referral
3. If application to be heard by BOAR, attend BOAR meeting
4. COA is issued
5. Obtain other necessary permits and begin work



Photo 82: Cornice brackets, 355 South Upper Street.

Step One - Complete and Submit a COA Application Form

Obtain a COA prior to beginning the work.

Any area that is designated as a local historic district or a local landmark means that an additional approval, beyond the normal building permit, is required for exterior changes. Approvals of proposed work are granted by the BOAR through the issuance of a COA. This form outlines the work approved by the BOAR. Property owners may pick up a COA application form at the Division of Historic Preservation, 101 E. Vine Street, Suite 220, or download it from the DHP's web site at www.lexingtonky.gov/historic. The completed COA application form must be submitted to the DHP office. The DHP staff will then:

- review the application;
- determine if the application is complete;
- determine if the proposed work can be reviewed by staff and have a staff-issued COA, or if, by the nature of the scope of the proposed work, will need public notice and review by the BOAR. If the proposed work needs to be reviewed by the BOAR, the application will be scheduled for a BOAR meeting and the appropriate legal notice will be carried out.

Note: Remember, a COA may or may not be the only permit required to perform changes in historic districts or landmarks. It also may be necessary to obtain permits from the Division of Building Inspection or other government agencies before beginning work. A COA must be presented for exterior work in a historic district or on a landmark before a building permit can be applied for.

Step Two – Meet With DHP Staff As Needed

Once a property owner has completed a COA application form, a meeting with the DHP staff is recommended as needed. The staff will meet with the applicant to discuss the project, answer questions, determine if all necessary information has been provided with the application, and advise on whether or not the proposed plans meet the design guidelines. If there is a conflict between the plans and the guidelines, the staff can offer advice on how to modify them to meet the guidelines. The DHP staff will also determine whether the proposed work can be reviewed at staff level or requires review by the BOAR. If the project is delegated to staff review, and it complies with the design guidelines, the DHP staff will issue the COA and the property owner can begin work on the project. If the property owner or staff do not agree, either can refer the request to the BOAR for full review. See Appendix D for an overview of what types of projects can be reviewed at the staff level.

If the project requires a full review, the DHP staff will advise the applicant about what materials are needed for a complete application.



Photo 83: 360 Hampton Court



Photo 84: 465 West Third Street

What else is required for review?

In order to effectively conduct a review of proposed work, the design review process requires a complete COA application and supporting materials. These materials will vary depending on the individual project and include items such as photographs, architectural drawings, and material samples. The BOAR, by ordinance, may require the submission of any, or all of the following items:

- Architectural Plans
- Landscaping plans (including plans for parking, walkways, fences, patios, etc.)
- Plans for proposed signs
- Elevations (all sides) of proposed additions to structures and of new buildings
- Wall section
- Photographs
- Perspective drawings showing the proposed structure and existing related structures

See Appendix C for sample completed COA application forms.

Examples of Drawings Required

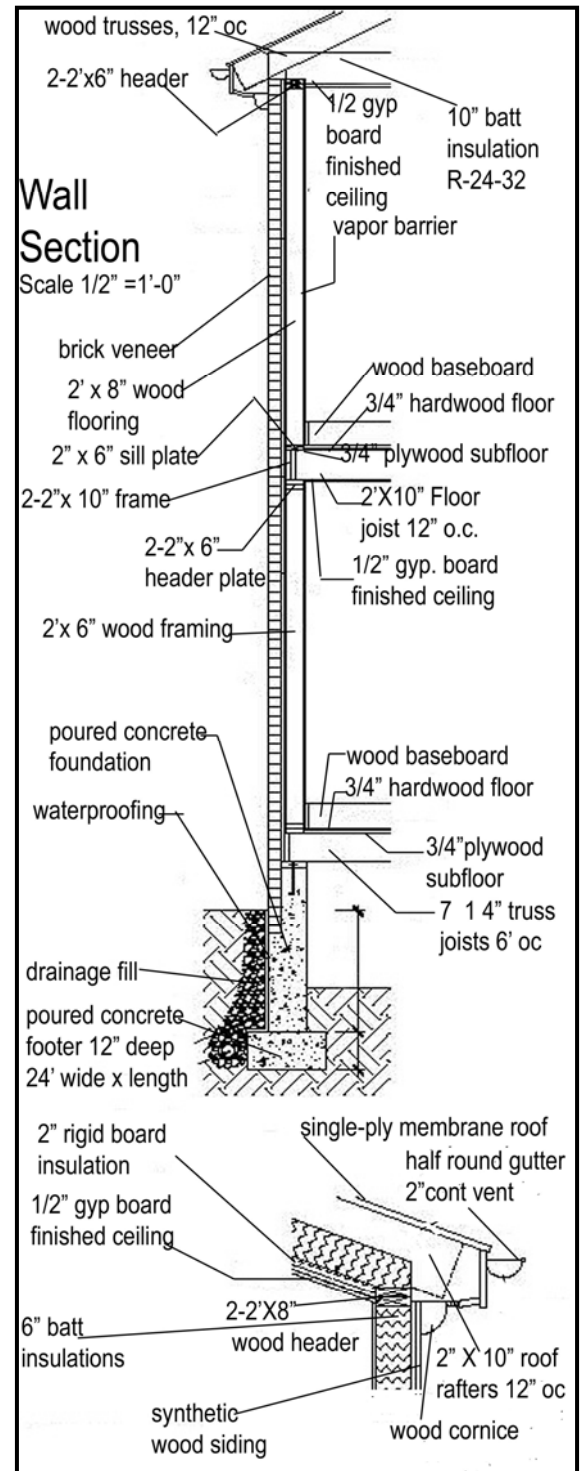
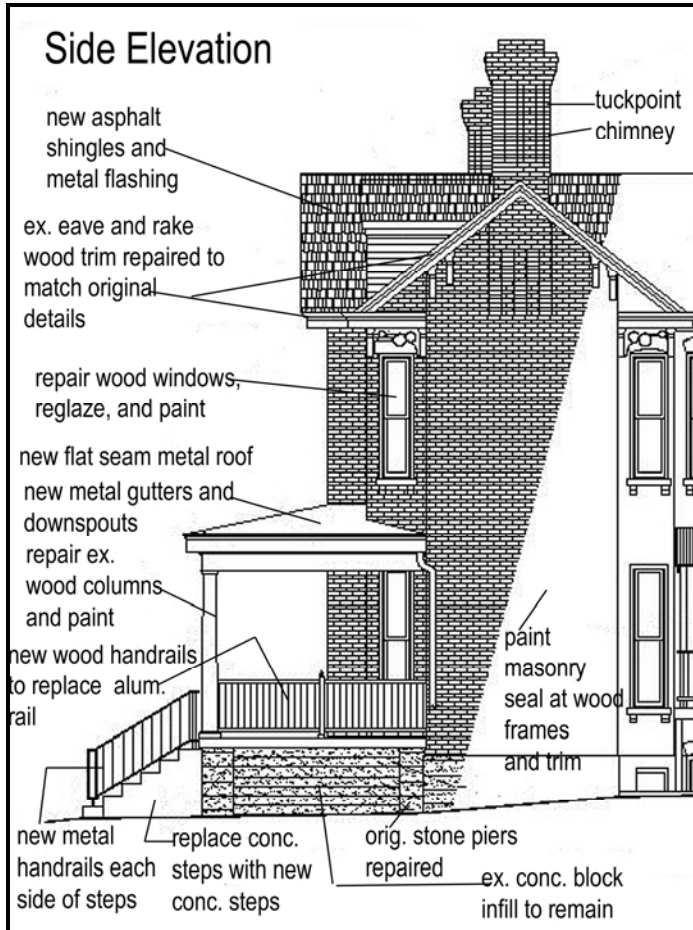
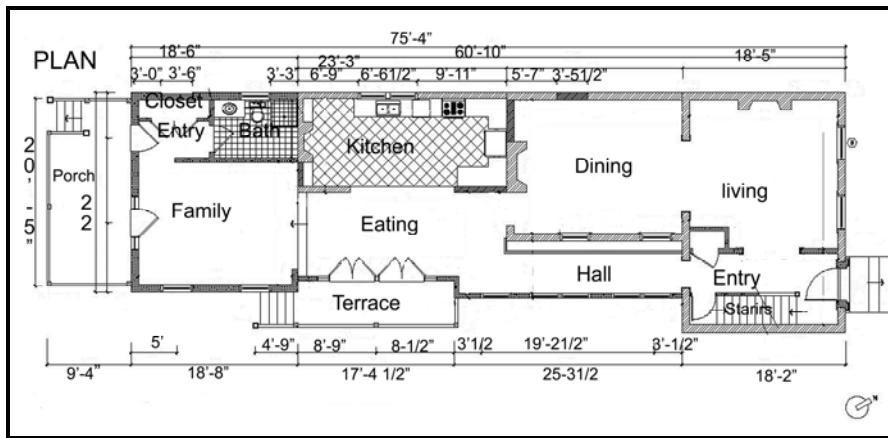


Illustration 1: Samples of the types of documentation that might be required for review: architectural plans for each elevation, site plans, and detailed drawings.

Following are lists of required and recommended submission materials for specific activities:

Rehabilitation

Required:

- photographs of the existing building and the location where rehabilitation will occur
- specifications/written descriptions of proposed work

Recommended:

- scaled architectural drawings showing existing conditions and proposed new conditions after proposed rehabilitation.



Photo 85: Tower, 673 Elsmere Park



Photo 86: Window detail, 567 Short Street

New Construction

Required:

- scaled architectural drawings showing new construction proposed including:
 - existing building(s) showing impact of construction
 - site plan showing existing structure/adjoining structures
 - elevations of proposed new construction
 - wall section
- written description/specifications of proposed work
- photographs showing existing conditions'
- material samples

Recommended:

- perspective drawings or retouched photographs showing new construction superimposed over existing conditions

Demolition

Required:

- photographs of existing building, showing portions proposed to be demolished
- specifications/written description of proposed work
- information noted in Section 7-(c) of Article 13 of Zoning Ordinance necessary to be submitted for demolition to be reviewed (see appendix F).

Recommended:

- scaled architectural drawings showing existing conditions and proposed demolition
- development plan showing proposed use and configuration of property after demolition

Awnings and Signs

Required:

- photographs of existing building showing sign/awning placement
- specifications/written description of proposed work
- scaled architectural drawings showing placement of proposed signs/awnings
 - letter placement and style
 - sign configuration
 - details of lighting, if applicable

Recommended:

- perspective drawings or retouched photographs showing the result of sign/awning installation

Fences

Required:

- photographs of existing site showing fence placement
- specifications/written description of proposed work
- site plan showing proposed location of fence
- drawing or illustration showing fence design and materials.



Photo 87: Fence, 404 North Limestone Street.

Step Three – BOAR Meeting

The BOAR meets the second and fourth Wednesday of each month in the Urban County Council Chambers located on the second floor of the Urban County Government Center at 200 East Main Street. Notice of a proposed change is sent to property owners within 200' of the subject property two weeks prior to the public hearing. All meetings are open to the public. It is important for COA applicants or their representatives to be present at the BOAR meeting to answer any questions from the BOAR members.

Within sixty (60) days of receipt of a complete application for a COA, the staff and/or BOAR will review the application. The applicant will be informed of the time and place of the BOAR review meeting, and the applicant will have an opportunity to be heard. The BOAR will approve, approve with modifications or deny the application. If approved, a copy of the COA is sent to the property owner and/or their designated representative.



Photo 88: Window hood (331 North Broadway).

What happens during review?

For an application to be reviewed by the BOAR:

After notice to property owners within 200' of the proposed change, the BOAR considers the request for a COA at a public hearing. At the hearing the BOAR receives the staff report and allows the applicant and other interested citizens to present and rebut evidence. The Chairperson has the power to set time limits on presentations, limit repetitive testimony, and exclude irrelevant testimony and evidence.

When it reviews an application, the BOAR examines the architectural design and the exterior surface treatment of the proposed work on the site. This includes determining:

- the relationship of the proposed work to the design of the building
- the proposal's relationship to other structures within the area
- other pertinent factors that affect the appearance and efficient functioning of the historic district or landmark.

The BOAR does not consider any interior arrangement (unless the review of proposed work involves window openings or other architectural features that are driven by the interior situation) and makes no requirements except for the purpose of preventing development incongruous in scale, design, or materials to the historic or architectural

aspects of the district or landmark. To issue a COA, the BOAR must determine that the request for exterior change is compatible with the design, scale and character of the historic district or landmark where the property is located, as set forth in the Design Review Guidelines.

For applications categorically able (by BOAR mandate) to be reviewed and a COA issued by staff:

Upon receipt of an application, DHP staff will determine if adequate information is provided for a complete application. If not, staff will advise the applicant about what additional information and/or materials are needed. Staff will meet as needed with the applicant to discuss the application, make a site visit (meeting with the applicant and site visit often happen concurrently), and, provided the proposal is within the interest of the Design Review Guidelines, issue a COA.

Step Four – COA Approved/Denied

Approval of a COA

Once the BOAR approves the proposed scope of work, the DHP will issue the COA, which includes a list of approved work. The COA shall be good for twelve (12) months from the date of issuance of the COA. The applicant may request two (2) ninety (90) day extensions of the permit (done by staff), provided the COA has not expired at the time request is made. Permits may be re-issued by staff (6) six month from the expiration date for a period of (6) sixth months. COAs are to be posted in a conspicuous location at the job site.



Photo 89: Post COAs in a conspicuous location at the job site.

Once a project has been approved by the BOAR; minor changes in material and openings can be amended by staff. Major changes to a project still require BOAR approval to amend a COA. A COA can be re-issued by staff within 6 months of the permit's expiration date. The permit can be renewed for a period of 6 months.

Denial of a COA

If a COA is denied to a property owner or if the property owner feels that the requirements are unsatisfactory, he or she may work with DHP staff to amend a project so that it does

meet the guidelines. The DHP staff are available as resources to residents for advice on appropriate designs and available products. Applicants may modify their applications and resubmit the request for a COA.

Any decision by the BOAR can be appealed to the LFUCG Planning Commission by any person or entity claiming to be injured or aggrieved by a decision of the BOAR. This appeal is for a full re-hearing of the request by the Planning Commission. A request for such an appeal must be submitted to the Planning Commission in writing within thirty (30) days of the BOAR's action. If the Planning Commission also denies the COA, individuals have the right to appeal to the Circuit Court, which will render a final decision.

Step Five – Obtain Other Necessary Permits and Begin Work

Follow Additional Requirements

In addition to the BOAR's design review, property owners also need to follow requirements set forth in the city's zoning ordinance and building codes. There are standard building codes that will need to be followed by property owners or contractors. The LFUCG Division of Building Inspection can provide information on overall zoning and building code requirements. There may also be properties, such as churches or commercial buildings, that need to meet provisions of the Americans with Disabilities Act (ADA). These provisions outline methods to access buildings such as handicapped ramps.

Building permits (if required) are available at the Division of Building Inspection at 101 E. Vine Street, 2nd floor (859-258-3770). Building permits must be conspicuously posted at the job site.



Photo 90: Stained glass transom window (252 North Broadway).

Conduct Approved Work

Any work undertaken on a historic property must comply with the provisions and conditions of the COA granted after positive design review. Should changes be made that are contrary to a COA issued for a property, the structure and/or property shall be returned to the exterior appearance existing prior to the application.

If plans change while work is in progress, contact the DHP **BEFORE** undertaking a change or deviation from the COA. Work undertaken contrary to original approval in a

COA or beyond the scope of the COA must be reviewed by the staff and/or BOAR prior to any change being made.

Property owners have one year to complete work approved in a COA. If additional time is required, owners can apply for up to two ninety-day extensions (a total of 180 days beyond the one-year COA lifespan). If an extension is needed, be sure to contact the DHP and obtain the extension before the COA expires. Otherwise, a complete reapplication and review will be required.

Oversight

The DHP staff will periodically conduct site visits to the property to ensure the work being completed is in compliance with the COA.

Help is Available

The DHP staff is available for consultations when property owners are planning rehabilitation or new construction projects. The DHP also has a resource library on preservation and rehabilitation of historic properties which is available to property owners. Contact the DHP office at 859-258-3265.

Your Work is Appreciated

The LFUCG Division of Historic Preservation appreciates the efforts and cooperation of district property owners and residents in following the guidelines. Appropriate rehabilitation and new construction within Lexington's local historic districts improves the quality of life and economic benefits for property owners, residents of local historic districts, and all of the city's residents.



Photo 91: 456 North Limestone Street

DESIGN GUIDELINES

OVERALL APPROACH AND FORMAT

The primary approach of the Board of Architectural Review (BOAR) in these design review guidelines is the emphasis on preservation over complete remodeling. This view is illustrated through the use of terms such as *repair*, *retain*, *maintain*, and *replace in kind*. In conducting its review the BOAR will review Certificates of Appropriateness (COA) applications with the following approach:

- Property owners and applicants are encouraged to first consider preserving, maintaining and repairing original or historic building features. Rehabilitation that does not necessitate removal of significant historic elements is an asset.
- If such features and elements cannot be preserved, maintained and repaired, replacement in kind is then recommended. They should ideally be replaced with the same materials and with profiles, dimensions, and textures to match the original as closely as possible. Architectural details and materials can be documented through historic and/or physical evidence. Such documentation will aid in defining appropriate rehabilitation activities.
- If replacement in kind is not feasible or practical, the BOAR will consider the use of substitute materials under some circumstances.
- Rehabilitation of historic buildings is reviewed to determine impact, compatibility, and appropriateness of proposed work to the existing structure, site, streetscape, and district.
- Rehabilitation should “work with” the historic building or structure for which it is proposed. Compatible rehabilitation efforts are those that protect significant architectural and historic resources of individual buildings and the district.



Photo 92: North Mill Street

Throughout the guidelines a number of terms are frequently used to reflect the Design Principle the BOAR will consider when making its decisions. These terms and their interpretation are as follows:

Appropriate: Rehabilitation and new construction actions especially suitable or compatible with the design guideline standards.

Recommended: Suggested, but not mandatory actions outlined in the design guidelines.

Compatible: In harmony with location and surroundings and reinforcing the scale, materials and overall design of neighboring buildings.

In Kind: Use of the same or similar materials to the original or existing materials.

Character-Defining: The qualities and attributes of any detail, design or material which defines a property's form or style.

Scale: Proportional elements that demonstrate the size, materials, and style of buildings.

Significant: Having particularly important associations within a building's context of style, appearance, materials, and setting.

The design guidelines also respect the importance of remodeling work or additions that may have significance in their own right. Many properties built in the nineteenth century were later remodeled in the early twentieth century and these remodelings may be significant in reflecting the evolution of the building over time. For example, Bungalow porches were often added to Folk Victorian and Queen Anne style homes in the 1910s and 1920s. Property owners should consider preserving and maintaining these types of features to illustrate the influence of later historical styles.



Photo 93: Hampton Court Entrance

THE SECRETARY OF INTERIOR'S STANDARD FOR REHABILITATION

The design guidelines for Lexington-Fayette County follow the guidelines set forth by the National Park Service. Known as the ***Secretary of the Interior's Standards for Rehabilitation***, these guidelines are used throughout the country by the majority of America's review boards and preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or tax credits. The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached adjacent or related new construction. The "***Secretary of the Interior's Standards for Rehabilitation***", are found in Appendix H of this manual. The "Standards" are also available on-line at www.cr.nps.gov/hps/tps. This web site also provides information on technical aspects of restoration and rehabilitation including "Preservation Briefs." Preservation Briefs are excellent summaries of various design guideline and building rehabilitation issues and are provided free on-line.



Photo 94: The Western Suburb Local Historic District

I. GUIDELINES FOR REHABILITATION AND RENOVATION

1. ARCHITECTURAL DETAILS AND FEATURES

(Gingerbread, bargeboards, eaves, brackets, dentils, cornices, moldings, trim work, shingles, columns, pilasters, balusters, or any decorative or character-defining features)

DESIGN PRINCIPLE:

Architectural detailing is a major component in defining a building's character and style. Historic architectural detailing should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible. Replacement detail should be based on historic and/or physical evidence or on the availability of architectural elements from other buildings of the same era and style.

Architectural Details:

- A. shall be maintained/retained and shall not be removed or changed if original to the building.
- B. should be repaired rather than replaced.
- C. If missing, may be added to a building if accurately based on physical, pictorial or historical evidence (paint "ghosts," removed features etc.) or that is consistent with properties of similar design, age and detailing in the surrounding area.
- D. Including the installation of additional ornament, which gives a building an "imitation historic" appearance, is not allowed.
- E. If replaced, should approximate the size, shape, material, color, texture and other visual qualities of the original materials.
- F. should not be covered with vinyl or aluminum or other artificial siding.

See also: Masonry,
Shutters.

Reviewed by Staff or BOAR? [Click here!](#)



Photo 95: Preserve and maintain elements such as eave bargeboard (315 South Mill Street).



Photo 98: 115 Constitution Street

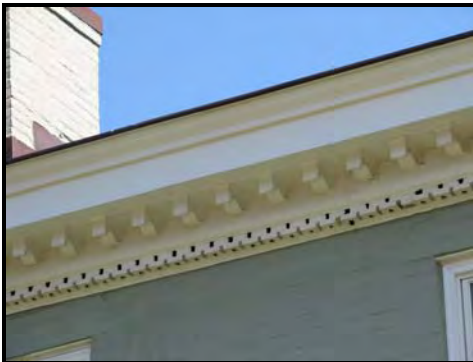


Photo 96: Eave detail should be repaired or replicated using materials to match the original in texture, profile and appearance (404 North Limestone).



Photo 99: 388 South Broadway



Photo 97: Preserve and maintain original porch columns (275 South Limestone).



**Photo 100: 355 South Upper Street
Original window trim and moldings should not be removed or concealed.**

2. AWNINGS

DESIGN PRINCIPLE:

Canvas awnings for windows and porches were common features of buildings in the late 19th and early 20th centuries. Historically, awnings protected window and door openings by providing shading. These items were functional and often were used seasonally. With the widespread use of air conditioning after World War II, the use of awnings declined. In recent years the use of awnings has increased because they are attractive and save energy costs. Canvas and similar material awnings are appropriate for Lexington's historic buildings.

Awnings:

- A. may be added on buildings at traditional locations such as over windows and doors and attached to porches if they are appropriate to the building's style.
- B. should be of canvas, vinyl-coated or acrylic material. Installation of permanent metal or wood canopies and awnings is not recommended, unless proposed canopies and awnings are appropriate to the character of the site, structure, street, and district. Vinyl or polycarbonate material is not permitted.
- C. should not cover or conceal significant architectural details.
- D. should fit the opening. Rectangular openings should have straight across shed type awnings, not bubble or curved forms. Awnings over windows with rounded or oval shapes should have curved awnings to match the opening.

See also: Windows, Doors, and Commercial Buildings

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Photo 101: Appropriate use of canvas awnings at 219 South Ashland.



Photo 102: 209 Dantzler Drive.

3. BRICKWORK AND MASONRY

DESIGN PRINCIPLE:

Masonry, particularly brick, is a common building material in Lexington. Masonry also includes tile, terra cotta, stone, cast stone, and concrete as well as mortar. Color, texture, mortar joints and patterns of masonry define the overall character of masonry buildings. Brick can last indefinitely if it is well maintained. The key to brick and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Masonry should be cleaned only to prevent additional accumulation of pollutants and other corrosive elements. Abrasive cleaning such as sandblasting erodes the skin of the brick and is not allowed.

Stone exteriors, foundations, and other features are integral to a building's character and should be preserved and maintained. Stone retaining walls, gate posts, and other historic landscape features should also be preserved and maintained.

Brickwork and Masonry:

- A. materials original to the building should be preserved and maintained.
- B. should never be sandblasted or subjected to any kind of abrasive cleaning.
- C. should never be cleaned with high pressure water which exceeds 600 pounds per square inch (PSI).
- D. should be cleaned with detergent cleansers if needed. If brick or stone walls have bad stains or to loosen paint it is fine to use chemical stain and paint removers. Chemical cleaning can be tricky and messy so professional help is advised for these kinds of jobs. If chemical cleaners or paint removers are used on brick or stone, always conduct a small test patch first on an inconspicuous part of the building to determine the effects of the chemicals.
- E. should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave it alone. Avoid putting water or chemicals into walls whenever possible.
- F. should not be treated with water-repellent coatings unless repairs and remedies such as providing adequate drainage off of and away from the building have failed to stop water penetration problems.
- G. should not be covered with silicone-based water sealants or liquid siding. Water sealants and liquid siding can trap water on the interior of the building and damage the inside walls.
- H. that has never been painted should not be painted.
- I. that was historically painted should remain painted.

- J. should not be stuccoed, unless an original finish.
- K. repairs should be done carefully to match the original masonry and mortar in size, shape, texture, and color. Hand tools, not electric power saws, should be used to remove mortar.
- L. repointing (fixing the mortar between the bricks) should match the original brick or stone and mortar regarding width, depth, color, raking profile, composition, and texture.
- M. repointing should never be done with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.
- N. should not be obscured, covered, or removed if original.

See also: Chimneys

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Photo 103: Masonry post at North Broadway and West Sixth Street.

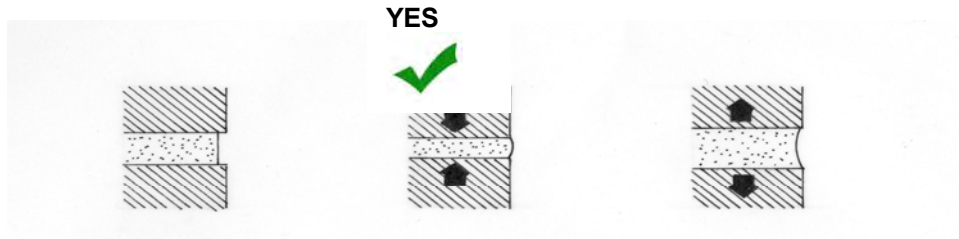


Illustration 2: Replacement mortar should allow the brick to expand and contract.

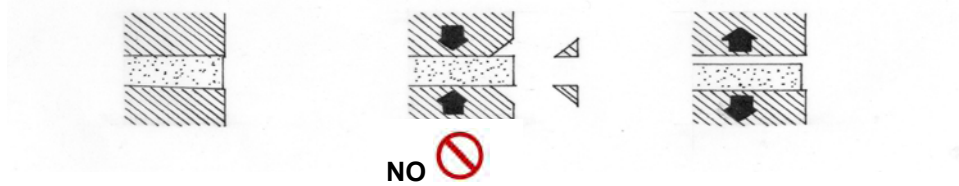


Illustration 3: Hard mortars can cause spalling and cracking.

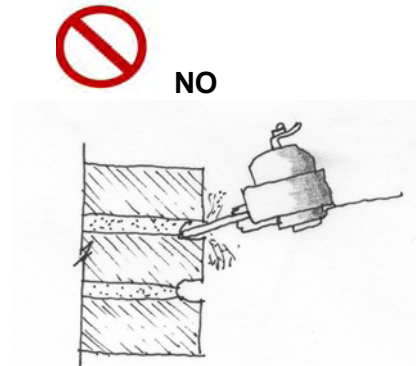
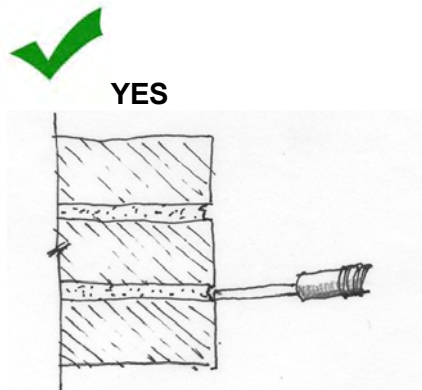


Illustration 4: Hand tools, not electric power saws, should be used to remove mortar.



Photos 104 and 105: Hard mortars do not allow brick to expand and contract. ... leading to cracking and spalling.

YES



NO



Photos 106 and 107: Brick should be cleaned with detergent or chemical cleaners, not with abrasive, high pressure cleaning methods or sandblasting.

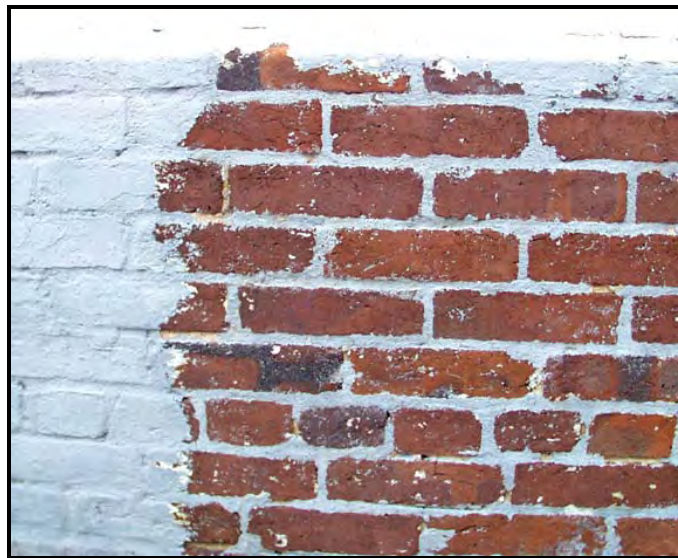


Photo 108: Proper removal of non historical paint (147 East Third Street).

4. CAST IRON AND OTHER METALS

DESIGN PRINCIPLE:

Lexington's older neighborhoods have many buildings that display decorative cast iron and other metals including copper, tin, and steel. Exterior metals may have both structural and decorative uses and are found in cornices, window hoods, capitals, columns, lintels, sills, and other decorative elements. Cast iron railings on porches or entrances are especially common. Metal features should be preserved and maintained or replicated with new metal to match the original.

Cast Iron, Wrought Iron, and Other Metals:

- A. should not be obscured, covered or removed.
- B. that are important in defining the overall significance of the building should be preserved and maintained.
- C. should be cleaned with the gentlest means possible and kept free from rust. Clean soft metals such as bronze, lead, tin, copper, terneplate and zinc with appropriate chemical methods because their finish can easily be damaged with abrasive methods; use the gentlest cleaning methods for cast iron, wrought iron and steel metals to remove paint buildup and corrosion. If hand-scraping and wire brushing have proven ineffective, low pressure dry grit blasting (less than 100 pounds per square inch) may be appropriate as long as it does not damage the surface.
- D. should be repaired by patching, splicing or otherwise reinforcing the metal using recommended preservation methods. Repair may also include the limited replacement in kind or with compatible substitute materials, of those extensively deteriorated or missing parts of features when there are surviving examples or sufficient documentation for an accurate reconstruction of the original.
- E. elements that are missing should be replicated with new metal to match the original as close as possible in texture, profile and appearance.
- F. that are historically unpainted should remain unpainted.
- G. that are historically painted should remain painted.

See also: Fences, Architectural Details and Features, Commercial Buildings.

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Photos 109 and 110: Cast iron elements should be preserved and maintained (344 South Upper Street and 176 North Broadway).



Photos 111: Cast iron hood molding (355 South Upper Street).

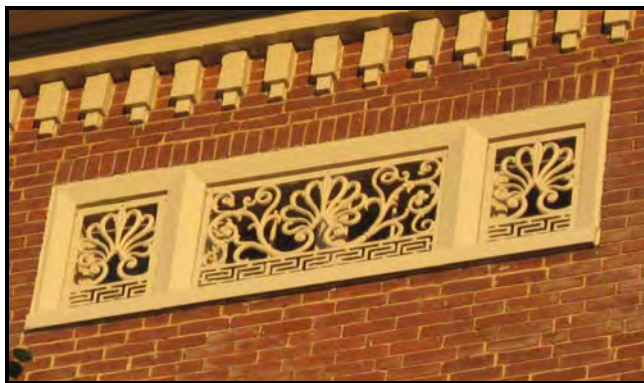


Photo 112: Vent detail (194 North Limestone).

5. CHIMNEYS

DESIGN PRINCIPLE:

Chimneys are often significant features of a property and help define its architectural character. The chimneys on many Lexington-Fayette County buildings were designed to be architectural features in their own right and display corbelling, inset panels, and decorative elements reflective of the overall building style. Chimneys should be retained and maintained, even if they do not serve their historic function. Removing an original chimney lessens a property's architectural integrity as well as a traditional building pattern indicative of a property's history. Chimneys should be maintained and preserved in accordance with the brick and mortar guidelines.

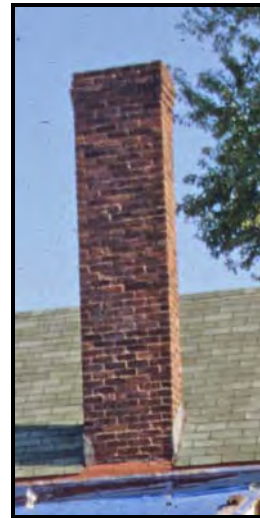
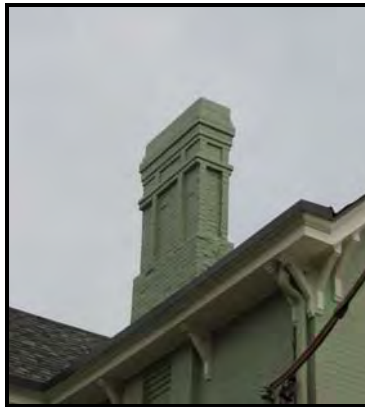
Chimneys:

- A. should not be removed or altered if original or architecturally significant.
- B. should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern.
- C. should match their original design if they have to be rebuilt due to becoming unstable or if they are falling down. Repairs should match historic materials, shapes, mortar, material color, and brick patterns.
- D. should have clay, slate, or stone caps. Metal caps should be made to fit.
- E. should not be covered with stucco or other veneers.

See also: Brickwork and Masonry, Roofs



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Photos 113, 114, and 115: Chimneys were often designed with decorative brick, and original chimneys should be preserved, maintained, and repointed in accordance with masonry guidelines (355 Madison Place, 419 West Third Street, and 238 Arlington Avenue).



Photo 116: Proper repair and flashing of chimney on Barberry Lane.



Photo 117: Barberry Lane chimney after repairs.

6. DECKS/PATIOS/VERANDAS/BALCONIES

DESIGN PRINCIPLE:

Decks, patios, verandas, and balconies should be maintained/repared. If replacement of materials is required, in-kind materials that match the existing structure should be used.

For construction of new decks, see New Construction.

Decks, Patios, Verandas, and Balconies:

- A. should be maintained/repared.
- B. that requires replacement materials, should use in-kind materials to match the existing structure.
- C. PVC and/or composite (synthetic) railing systems are not permitted.

See also: New Construction

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Photo 118: Decks and patios should be maintained (East Bell Court).

7. DOORS

DESIGN PRINCIPLE:

As points of entry, doors and door surrounds are important features in defining the style and character of a building. Significant doors should be preserved and maintained and significant features should be repaired rather than replaced.

Doors:

- A. and/or their surrounds, sidelights, transoms, and detailing should not be removed or altered if significant to the building. Original framing such as jamb, sill, and headers of openings should be retained/maintained.
- B. that cannot be repaired or that are missing may be replaced. Replacement doors should match the historic door in materials and size, and should be appropriate for the style and period of the building. They should have the same series of panels and have a frame of the same dimensions. Door replacement should be based on documented research and/or historic photographs. Neighboring buildings of the same style and similar date of construction may provide guidance for identifying appropriate doors. In replacing missing original doors, replacement doors should be similar in design to the original in style, materials, glazing (glass area) and lights (pane configuration).
- C. and door units that are standard may be permitted with no more than a 1" width and height variance from historic openings.
- D. openings should not be enclosed or partially blocked. If infilling is allowed by the BOAR, infill materials shall be compatible with the building and shall be placed 2" to 6" back from the building face.
- E. installing new door openings is not recommended. New openings, when permitted, shall be compatible in scale, size, proportion, placement, and style to historic openings. New openings should be located on side or rear elevations rather than the main façade.

See also: Storm doors

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Photo 119: Doors are often character defining elements such as this Federal style door at 240 Market Street.



Photo 121: An original Craftsman door at 208 East Bell Court.



Photo 120: This Victorian style door at 363 South Mill Street features decorative detailing.



Photo 122: Decorative surrounds are important elements of entrances such as this at 640 West Short Street.

8. EXTERIOR STAIRS AND FIRE ESCAPES

DESIGN PRINCIPLE:

Multi-story buildings used for commercial and/or rental residential uses often require exterior stairs and/or fire escapes to meet fire and safety codes. Fire escapes should be sited at the rear or sides of buildings.

Exterior stairs and Fire Escapes:

- A. should not be added unless required by building codes or where no other means of upper floor access is reasonably feasible.
- B. shall be located on the rear or side of buildings.

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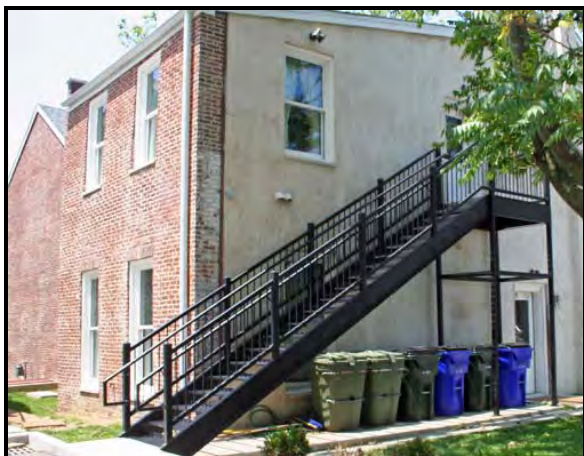


Photo 123: Rear stairs (147 East Third Street).



Illustration 5: Fire escapes should not be sited on primary facades.



Photo 124: Appropriate rear fire stair at the Woodland Avenue Fire Station.



Photo 125: Exterior staircase at 409 East Maxwell Street.

9. FOUNDATIONS

DESIGN PRINCIPLE:

Foundations in Lexington are most often brick, stone, or concrete masonry walls and/or masonry piers with infill materials. Original foundation materials should be preserved and maintained. Foundations should be repaired and maintained in keeping with masonry guidelines. The installation of lattice panels between brick piers is more historically correct than infilling between the piers with recessed concrete block or other materials. .

Foundations:

- A. should be preserved and maintained in their original design and with original materials and detailing.
- B. with masonry piers should be filled in as traditional for the type and style of the house. Appropriate materials include wood lattice framed panels and decorative vertical wood boards. Lattice panels should be set back from the fronts of the piers. Wood Lattice material should be no less than 1 1/2" by 3/4" quarters and openings than 1 1/2" square.
- C. should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles.
- D. if masonry, should be cleaned, repaired, or repointed according to masonry guidelines.
- E. if replacement materials are necessary they should match the historic foundation material as closely as possible and should be installed using similar construction techniques.

See also: Masonry

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Photos 126 and 127: Lattice panels are appropriate and recommended for infill between brick pier foundations and should be added between piers not in front or behind them (332 Hampton Court, 444 Fayette Park).

10. GARAGES AND OUTBUILDINGS

DESIGN PRINCIPLE:

Many Lexington-Fayette County properties retain original or added outbuildings. In addition to principal structures, rural and urban areas have a secondary network of smaller buildings and support structures located in back yards, on alleys, and throughout farm complexes. These buildings served a wide variety of purposes including carriage houses, barns, stables, kitchens, gazebos, smoke houses, tenant and alley houses, privies, and other farm structures. Outbuildings in the rural sections of the county are important features in defining the historic growth and development of farmsteads and country houses. Accessory structures contribute to the character of the principal structure, site, streetscape, and historic district and should be preserved and maintained as long as feasible. These accessory structures vary greatly in appearance and materials. Rehabilitation of accessory structures should follow design guidelines established for rehabilitation of principal structures.

Garages and Outbuildings:

- A. that contribute to a property's historic character, or are original to a property should be preserved and maintained. Significant or historic features such as siding and windows should be repaired or replaced to match the original.
- B. original to a property should not be moved or relocated to another part of the lot.
- C. original doors such as early 20th century garage doors should be maintained to the greatest extent possible, but may be retrofitted with modern hardware and custom garage door openers.

Rural Outbuildings:

- D. such as barns, sheds and smokehouses located in rural historic areas should be preserved and maintained. These outbuildings are essential components of farmsteads and reflect the history and architecture of Fayette County's rural and small community development.
- E. that are significant should be preserved.
- F. character-defining features of significant outbuildings such as primary materials, roof materials, roof form, windows and door openings, and any architectural details should be retained whenever possible.
- G. that are beyond repair, replacement in compatible scale, massing and materials to the historic main house is encouraged.
- H. that require a replacement door should be similar to those traditionally used for the style of architecture and design of the building.
- I. should not be demolished to create additional open space.



Photos 128 and 129: Original garages, such as these examples at 219 South Ashland Avenue and 362 Transylvania Park, contribute to the character of historic districts and should be maintained and preserved.



Photo 130: An original brick garage at 207 South Ashland Avenue.



Photo 131: Porte-cochere (291 South Ashland Street).

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11. GUTTERS AND DOWNSPOUTS

DESIGN PRINCIPLE:

Gutters and downspouts are important to the appearance and maintenance of roofs and should be regularly maintained. Built in box gutters or hidden gutters should be preserved and repaired as needed. If new hanging gutters are required, half-round designs are the most historically accurate. "K" or ogee design gutters of aluminum may be considered.

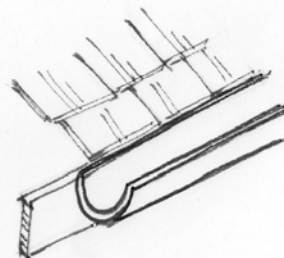
Gutters and Downspouts:

- A. of boxed or built-in type should be repaired and rebuilt as needed.
- B. if replacement, materials should be appropriate to the building on which they are located and have the same size, shape, texture and material as the historic gutter and downspout systems. Hanging type should be half-round rather than "K" or ogee unless structures originally had ogee style.
- C. should have downspouts located away from significant architectural features.
- D. should provide proper drainage through use of downspouts and splash blocks to avoid water damage to the building.



Photo 132: Proper downspout placement at 417 West Third Street.

YES



NO

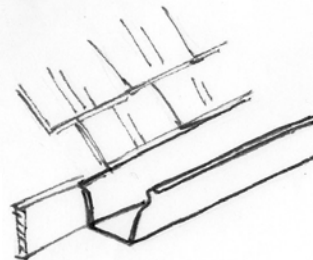


Illustration 6: Half-round hanging gutters should be used on historic buildings, not ogee gutters.

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12. LIGHTING

DESIGN PRINCIPLE:

Exterior lighting such as flood lights, lampposts, and landscape lighting, can enhance a property and provide added security. It is important that lighting choices be appropriate to the character of the building and site on which it is located. Lighting should also be compatible with the streetscape and district, and not be visually dominant or intrusive. Lighting fixtures should not suggest a false sense of history and should not be of a style representative of an earlier architectural period than the primary building.

Lighting:

- A. fixtures significant to the building and site should be retained and maintained.
- B. fixtures introduced to the exterior should be simple in design and appropriate to the character of the building and site.
- C. for security, such as flood lights, should be mounted on rear or sides of buildings rather than on the front. Floodlights mounted in the front yard to illuminate the front of the house are acceptable.
- D. for sidewalks and front yards should be of small footlights rather than post-mounted fixtures. Post-mounted fixtures are less appropriate.
- E. should be as unobtrusive as possible. Light should not cast light on neighboring property.

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Photo 133: Small footlights are appropriate for sidewalks and yards (137 W Bell Court).



Photo 134: This lamppost in Gratz Park is appropriate to the site.

13. PORCHES

DESIGN PRINCIPLE:

Porches are one of the most important defining characteristics of historic residences. Original porches should be repaired and maintained. Openness is an important characteristic of porches, and the enclosure of porches with wood or glass panels is not recommended. If replacement of porch elements is required, use materials to closely match original or historic components. Rebuilt, replacement or new porches need to be compatible to the structure on which they are built and to those on adjacent properties. In some cases houses have porches of a later architectural period than the main building. These porches reflect the building's historical evolution and may be significant features in their own right.

Porches:

- A. should be maintained in their original configuration and with original materials and detailing. Porches should not be removed if original.
- B. and their details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trim work, to match the original in design, materials, scale and placement.
- C. on the fronts of houses should not be enclosed with wood or glass. If enclosing a porch is allowed by the BOAR, infill glass and materials shall be detailed to maintain the integrity of the porch elements. Infill glass shall be clear.
- D. on the rear and sides of buildings may be enclosed if the height and shape of the porch roof is maintained and the "open" character of the porch is retained with a maximum amount of glass area and a minimum amount of solid area.
- E. of brick, concrete or tile may have similar materials used for rebuilding front steps and stairs if needed.
- F. may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Wood framing for the screen panels is preferred, however, anodized or baked enamel aluminum frames may be considered. The use of "raw" or milled aluminum framing is not appropriate.
- G. PVC and/or composite (synthetic) materials are not permitted.

See also: Foundations
Porch Columns and Railings
Staircases
New Construction

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Photo 135: Queen Anne style porch with milled columns and railing at 363 South Mill Street.



Photo 137: Fluted Doric columns without bases mark this Greek Revival style porch at 200 Market Street



Photo 136: Tapered Craftsman style porch columns at 462 East Maxwell Street.



Photo 138: Many Lexington homes have masonry porches (551 North Broadway).



Photo 139: Original porch detail should be maintained and preserved (716 West Maxwell Street).



Photo 142: An appropriate replacement wood porch floor at 137 West Bell Court.



Photo 140: Porches constructed of wood often include wood stairs (634 Central Avenue).



Photo 143: Curved porch at 432 Fayette Park.



Photo 141: 344 Madison Place



Photo 144: Porch detail (566 Short Street).

14. PORCH COLUMNS AND RAILINGS

DESIGN PRINCIPLE:

Historic porch columns and railings should be retained and repaired with materials to match the original. If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the building's architectural style and period.

Porch Columns and Railings:

- A. should be preserved and maintained. If repair is required, use materials to match the original in dimensions and detailing.
- B. often deteriorates first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section to match rather than replacing the entire column.
- C. of aluminum, wrought iron, or vinyl are not appropriate for porches. If replacement of wood columns is necessary, wood is the preferred material. In some material, however, fiberglass may be considered for the column shaft. Fiberglass bases and caps are acceptable.
- D. on front porches should be rebuilt in historic designs if there is documentation of the original columns and railings. For Queen Anne and Folk Victorian styles of the turn of the century, milled porch columns are appropriate and are readily available from wholesale companies. These porch columns are generally 8' in height and have widths and depths of 4" to 6". For American Foursquare porches round, square, or tapered square wood columns or posts are best. Although generally not available at wholesale hardware stores, they can be ordered from milling companies. These columns should fit the porch height and, if round, have diameters of no less than 6". Square posts or tapered square posts should be a minimum of 8" in depth and width.
- E. on front porches should be rebuilt in historic designs if there is documentation of the original columns and railings. Columns, balustrades, and railing should appropriate scaled for the scale of the porch. PVC and/or composite materials are not permitted.

See also: Porches
Staircases

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Photo 145: Milled porch columns, railing, and frieze are essential to this property's character (147 Forest Avenue).



Photo 147: An appropriate wood hand rail at 315 Linden Walk.



Photo 146: Grouped porch columns at 355 Madison Place.



Photo 148: Concrete porch columns at 248 North Broadway.

15. ROOFS

DESIGN PRINCIPLE:

Roof forms contribute greatly to the architectural character of buildings, and original roof forms, including dormers, should be preserved and maintained. Roof materials give the building textural and visual qualities. Historic roof materials such as wood shingles, metal standing seam, clay tiles, or slate should be repaired and preserved. Many times roofs of these materials can be repaired or partially replaced. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines and be compatible with the building's architectural style.

Roofs:

- A. should be preserved in their original size, shape and pitch, with original features (such as cresting, finials, dormers, cupolas, etc.) and, if possible, with original roof material.
- B. should retain original metal valleys and ridgecaps. Open valleys should be retained. Covered valleys (California weave) are not allowed on existing structures.
- C. of slate should be repaired with new slate to match. If deterioration is extensive consider removing slate from rear roof surfaces in order to repair slate on the main and readily visible facades. If overall removal is demonstrated as necessary, the use of faux-slate materials will be considered. Reproduction materials should be used only when based on historic documentation.
- D. of standing seam metal should be repaired. If replacement is necessary the new roof should match the original as closely as possible in dimensions, seam crimping, and seam spacing.
- F. new dormers should only be constructed when in keeping with the character and scale of the structure. (See Section VII, Guidelines for New Construction, Roofline additions)
- F. added skylights, decks or dormers should not be placed where readily visible, but should be carefully placed to be compatible and to have the least negative impact on the exterior appearance of the site, structure and adjacent and surrounding buildings.
- G. of asphalt shingle, when necessary, should be replaced with new asphalt shingles. Use of dimensional shingles is recommended. Dimensional shingles are thicker and heavier than standard shingles and generally last much longer.

See also: Chimneys,
Gutters/Downspouts
Skylights
New Construction

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Photos 149, 150: Original slate roofs should be preserved, maintained and repaired (265 South Ashland Avenue, 332 Aylesford Place).



Photo 151: Preserve and maintain original roof dormers (501 N. Broadway).



Photo 152: Original clay tile roof at 427 West Third Street.



Photo 153: Roof features such as dormers, cresting and decorative tiles help to define a building's historic character (215 North Mill Street).



Photo 154: An original cement tile roof at 325 Aylesford Place.

16. SATELLITE DISHES/SOLAR PANELS

DESIGN PRINCIPLE:

Satellite dishes may be installed in a locally designated district if they are small and placed in inconspicuous areas such as on rear walls or rear roof slopes. Satellite dishes, solar panels, and other communication or energy devices should be located as unobtrusively as possible. If affixed to a building, these devices should be installed to avoid damaging the property.

Satellite Dishes/Solar Panels:

- A. should never be installed in front yards.
- B. should not be mounted on primary elevations or roof plates of a building. They should be located at the rear of the principal building or attached to the rear of the principal building (either on the rear walls or the rear slopes of the roof).
- C. satellite dishes that are small in size are more appropriate than large dishes.
- D. solar panels that are attached to the building should lay flat with the roof line.
- E. if not attached to the building, solar panels should be located only in the side and rear yards. Exposed hardware, frames and piping should have a non-reflective finish.

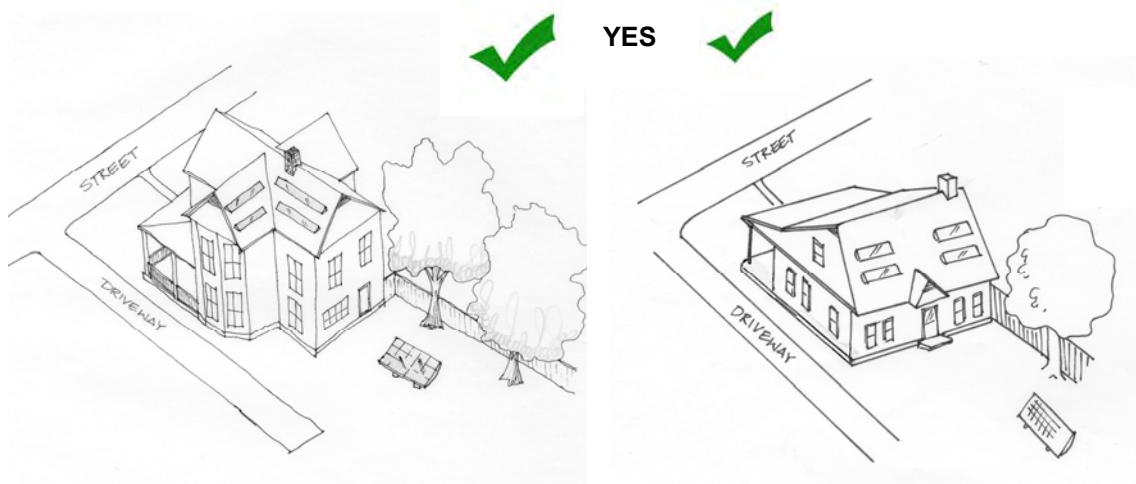
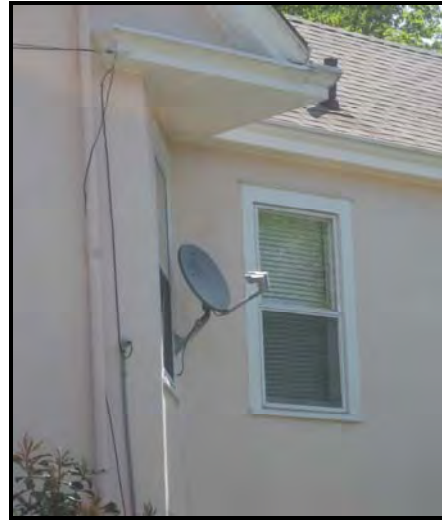


Illustration 7: Solar panels should be placed on rear elevations or in rear yards.

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Photos 155 and 156: Proper placement of satellite dishes toward the rear façade and behind projecting bays at 487 West Third Street and 218 South Ashland Avenue.



Photo 157: Satellite dish placement at 336 Park Avenue.

17. SCREENS FOR PORCHES AND DOORS

DESIGN PRINCIPLE:

Screen panels for porches and screen doors for entrances are appropriate if the structural framework is kept to a minimum to retain the open appearance of the porch and the visibility of the historic door behind the screen door.

Screen:

- A. may be added to porches if the structural framework for the screen panels is minimal, the open appearance of the porch is maintained and the panels are situated behind porch columns, posts and railings.
- B. doors should be preserved and maintained if original.
- C. doors if new, should be consistent with the style of the house, be of wood and full-view or with structural members aligned with those of the original door.
- D. windows should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.

See also: Porches
Doors

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Photos 158 and 159: Screen porch enclosures at 117 Forest Avenue and 323 Arcadia Park maintain the characteristic openness of the porch without obscuring original features such as porch columns.



Photo 160: Structural members of this screen door at 444 West Sixth Street are aligned with the wood panels and glazing of the main door.



Photo 161: An original Tudor style screen door at 360 Hampton Court.

18. SECURITY DOORS AND WINDOWS

DESIGN PRINCIPLE:

The installation of non-obtrusive security doors and appropriate burglar guards can be approved. Although less appropriate on main facades, security doors may be installed if they are full view design or have minimal structural framing that allows the viewing of the historic door behind it. Ornate security doors with extensive grillwork or decorative detailing are not allowed. Burglar guards should also be as visually unobtrusive as possible. More recently, security grilles and storm/screen windows and doors have been added to buildings for additional protection from the weather. These items must be carefully detailed to integrate with historic framing and details on individual structures.

Security Doors and Windows:

- A. are not appropriate for primary facades but are acceptable for rear and side elevations.
- B. should be full-view, without ornate or decorative grillwork.
- C. that are original to historic buildings should be preserved and maintained.



YES

Photo 162: Security and storm doors should be full-view in design to allow the historic door to be visible. (338 Hampton Court)

See also: Doors
Windows
Storm Doors
Awnings
Shutters

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NO

Photo 163: Security doors with ornate grillwork are not allowed.

19. SHUTTERS

DESIGN PRINCIPLE:

Window shutters were common for historic houses and had practical uses to block the sun in the summer and to protect windows during storms. With the widespread use of air conditioning in the mid-20th century, window shutters became more ornamental than practical and many original shutters have been removed. Original shutters should be preserved and maintained. The addition of new shutters, if appropriate, should be of wood and with dimensions that match the window opening.

Shutters:

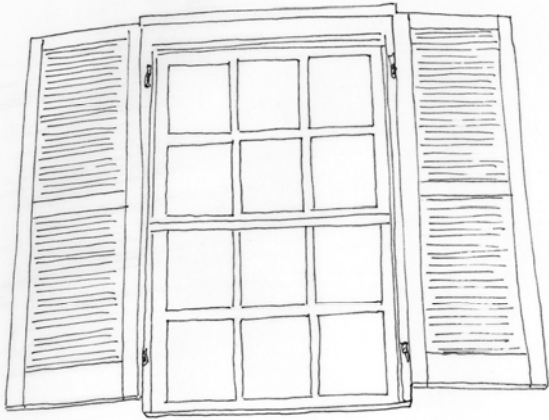
- A. should be preserved and maintained.
- B. should not be added if they were not originally a part of the historic structure.
- C. if replacements are required, they should match the original shutters in design, materials and configuration.
- D. should be operable or appear to be operable and should fit the size of the window opening (so that if closed, they would cover the window opening).
- E. of vinyl or fiberglass construction are not allowed.
- G. should be appropriately attached to the window frame and not attached directly to the façade wall.

See also: Awnings
Windows

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Photos 164 and 165: Examples of both opened and closed shutters at 231 North Mill Street demonstrate the proper fit of shutters to windows. Note the correct attachment to the window frame as well.



YES

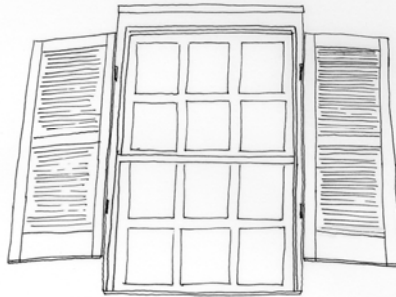


Photo 166: Proper shutter fit 471 West Second Street.

Illustration 8: Shutters should match the window size, so that when closed they fit the window opening.



NO



NO

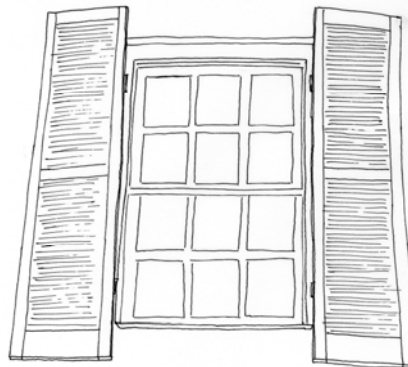


Illustration 9: Shutters should not be undersized or oversized for the window opening.



Photo 167: Arched shutters, 334 Hampton Court.



Photo 168: 455 West Third Street.



Photo 169: Door shutters at 450 North Limestone.

20. SIDING

DESIGN PRINCIPLE:

Exterior siding materials such as wood, clapboard, wood shingles and board and batten cladding are essential components defining a building's architectural character. Covering siding with vinyl, aluminum or other synthetic sidings is not allowed as these siding materials are inappropriate and frequently result in damage to the existing structure. When replacement is necessary, in-kind is recommended to match existing in dimension and profile; cementitious board maybe considered if total replacement is necessary.

Siding:

- A of wood or stucco original to a building should be maintained and repaired. Original and/or existing siding materials should be replaced only where necessary and with in-kind materials.
- B if the review process determines that replacement is necessary due to severe deterioration, the replacement should be in kind replacement to match the existing siding material in dimensions and details. The installation of cementitious board may be considered. Cementitious board should be smooth and not have a wood grain that imitates historic material.
- C of shingles original to the building should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should match the original in size, placement, and design.
- D of aluminum, asbestos and vinyl are not compatible materials to historic buildings. Their removal and the rehabilitation of the original wood siding is highly encouraged.
- E of synthetic or substitute materials such as vinyl or aluminum over original wood siding is not appropriate for buildings and is not allowed.
- F of historically exposed logs should not be obscured or covered. Covered logs should not be exposed.
- G of wood should be painted or opaque stained to provide a finished surface. Paint color is not reviewed.
- H should be cleaned with the gentlest means possible. Destructive, dangerous, and/or abrasive cleaning techniques, such as propane torching and sand- or water-blasting, are not permitted.
- I repointing (chinking) of log structures should incorporate the same mortar mix, tooling, joint relief and material color as the historic log chinking.

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Photo 170: Siding materials such as wood shingles and clapboard should be preserved and maintained (552 East High Street).



Photo 172: Original siding should be repaired and repainted as necessary (360 Hampton Court).



Photo 171: Replacement of siding material such as this wood shingle exterior at 101 Hampton Court, should match the original in size, shape, texture, and other qualities.



Photo 173: Wood shingles (812 Maxwell Street).

Why Preserving Original Siding is Recommended and Makes Economic Sense

The LFUCG Board of Architectural Review requires the preservation and retention of historic wood siding unless the siding is clearly proven to be deteriorated beyond repair. The reasons for preserving wood siding and not concealing it beneath synthetic siding materials include:

- Original siding material is a significant part of the fabric of a structure. It is an architectural element that provides scale, texture and shape which helps define and characterize an architectural style of a building and/or historic district. The retention, protection and repair of wood siding is always recommended. The loss of the original wood siding can change the identity of the building in an adverse manner.
- Synthetic sidings can trap moisture and condensation between it and the wood underneath, leading to rotted wood and structural problems. Synthetic sidings does not allow the historic building to “breathe” and provide sufficient permeability.
- Synthetic sidings may be less economical than preserving and maintaining wood siding. The costs of applying synthetic siding materials often equals or exceeds the cost of regular painting of wood siding. In terms of resale value, wood siding has the economic advantage. A study by *Remodeling Magazine* judges that property owners do not recapture one out of every three dollars invested in aluminum siding when they sell their house. Real estate appraisers across the country have also recorded increased resale values when historic building owners retain original wood siding and avoid vinyl siding.
- Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows and doors.
- Any claims that synthetic siding is “maintenance-free” are untrue. Owners of 15 to 20 year old aluminum and vinyl siding often find that it, like wood, requires painting due to fading of the original color. In particular vinyl siding gets brittle with age and tends to crack and break after ten years.
- Vinyl siding is made from polyvinyl chloride and the manufacture, use and disposal of this material results in toxic byproducts such as dioxin. Vinyl siding is not a “green” product and cannot be recycled.

21. SKYLIGHTS

DESIGN PRINCIPLE:

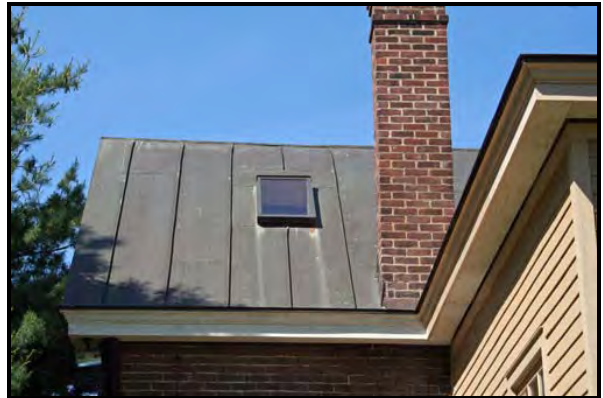
The installation of skylights is appropriate as long as they are placed on rear roof lines, behind gables or dormers, or otherwise not visually dominant. Skylights which are flush with the roofline or lie flat are appropriate.

Skylights:

- A. should be placed on rear roofs or behind gables and dormers or other areas where they are not visually dominant.
- B. should be flat or flush with the roofline, not convex or "bubble" designs.

See also: Roofs

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Photos 174 and 175: Skylights at 345 Woodland Avenue and 505 Russell Avenue are appropriately placed.

22. STAIRCASES AND STEPS

DESIGN PRINCIPLE:

Wood stairs accessing porches should be rebuilt and replaced with new wood stairs to match the original. Original concrete or brick steps and stairs should also be retained and repaired with materials to match.

Staircases and Steps:

- A. original to a property should be retained. Wood, concrete and brick stairs should be repaired with materials to match the original.
- B. which are replacement or new should be designed to include “graspable” handrails which are no larger than 1-1/4” to 2-5/8 in diameter as part of the design. These handrails can be attached to existing historic staircases when required to meet codes.
- C. which never had handrails may have wood or metal handrails added if they are in keeping with the style and design of the building.
- D. Handrails of composite or vinyl (synthetic) are not permitted.

See also: Porches
Porch Columns
Decks

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Photo 176: Wooden stairs and railing at 634 Central Avenue.



Photo 177: Rebuilt wooden stairs at 721 Central Avenue.



Photo 178: Replacement wrought iron rail at 244 North Broadway.



Photo 179: 352 North Broadway

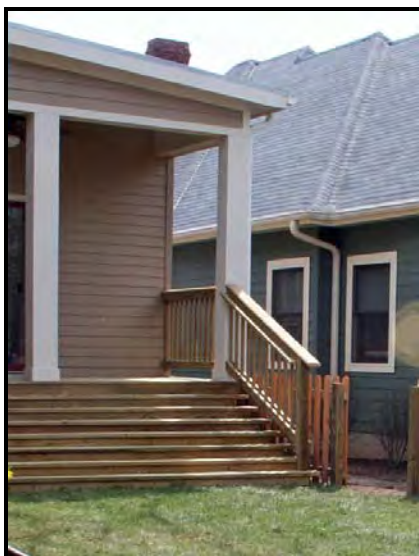


Photo 180: Rear steps (137 Old Lafayette Avenue).

23. STORM WINDOWS AND DOORS

DESIGN PRINCIPLE:

The installation of storm windows and doors can help in lowering energy costs and are appropriate for older structures. They provide additional protection from the weather and can be effective tools in retaining historic windows. They must, however, be carefully integrated with historic framing and details. Storm windows and doors should be full-view design. Storm windows may have a central meeting rail at the same location as the historic window behind it. Storm windows and doors shall be of painted wood, anodized aluminum or baked enamel. Unfinished aluminum storm windows and doors are not allowed. The addition of window screens to historic windows is appropriate as long as the screens are full-view design or have a central meeting rail to match the historic window.

Storm Windows and Screens:

- A. should be wood, baked-on enamel or anodized aluminum and fit within the window frames, not overlap the frames.
- B. should be full-view design or with the central meeting rail at the same location as the historic window.
- C. with built-in lower screen panels are allowed.

Storm Doors:

- D. should be of full-view or half-light design, compatible with the existing door, and not obscure or cover architectural features. The design may include a screen.
- E. Should be wood, baked-on enamel or anodized aluminum and fit within the door frame.

See also: Doors
Windows
Awnings

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Photo 181: Storm windows should be of full view design or with meeting rails to match the historic window such as at 331 North Broadway.



Photo 182: Storm door at 324 Transylvania Park.



Photo 183: Full view storm door at 121 Shawnee Place.

24. WINDOWS

DESIGN PRINCIPLE:

*Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale and proportion of buildings and reflect architectural style and character. **Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is recommended.** Windows of baked enamel or anodized aluminum clad may be considered only if original windows cannot be repaired. Vinyl or vinyl clad windows are not allowed. Original window openings should not be covered or concealed. They should also not be partially enclosed for the installation of smaller windows. New window openings should not be added on the fronts of buildings and are discouraged but may be acceptable at the rear or sides.*

Windows:

- A should be preserved and maintained in their original location, size and design and with their original materials and numbers of panes. Original framing of the openings should be retained and maintained.
- B should be repaired rather than replaced. If the review process determines that replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in size, material and design. The installation of new wood windows to match the original design is recommended. The installation of baked enamel or anodized aluminum clad windows (not totally of aluminum construction) may be considered. If aluminum clad windows are applied, they should match historic wood windows as closely as possible in their dimensions, profile, depth of muntins and surrounding trim. Vinyl or vinyl clad windows are not allowed.
- C If replacements are allowed by the review process, they can be of wood, baked enamel or anodized aluminum clad insulated glass system. Window replacements shall closely match appropriate period wood stiles, rails, and/or muntin profiles. An insulated divided light window shall have an adhered muntin of wood or aluminum with dark, non-metallic spacer bars. The muntin system should not have muntin bars greater than 7/8" wide.
- D should not have snap-on, interior or flush muntins. These muntins are much thinner in profile than the muntins on historic windows and don't provide the opening with the appearance of a historic window.
- E in new openings are not recommended. New openings, when permitted by the review process, shall be compatible in scale, size, proportion, placement and style to historic openings. New openings should be located on the sides or rear of the building and are discouraged on the primary façade.

- F and their openings should not be enclosed or partially blocked. If infilling is permitted by the review process, the infill materials shall be compatible with the building and shall be placed 2" to 6" back from the face of the building.
- G of steel or other metal designs and that are historic should be preserved and maintained or replaced with new metal windows. Replacement windows should match historic metal windows as closely as possible in size, material, and design.
- H should use appropriate burglar guards that fit within the window frame.

See also: Storm Windows and Doors

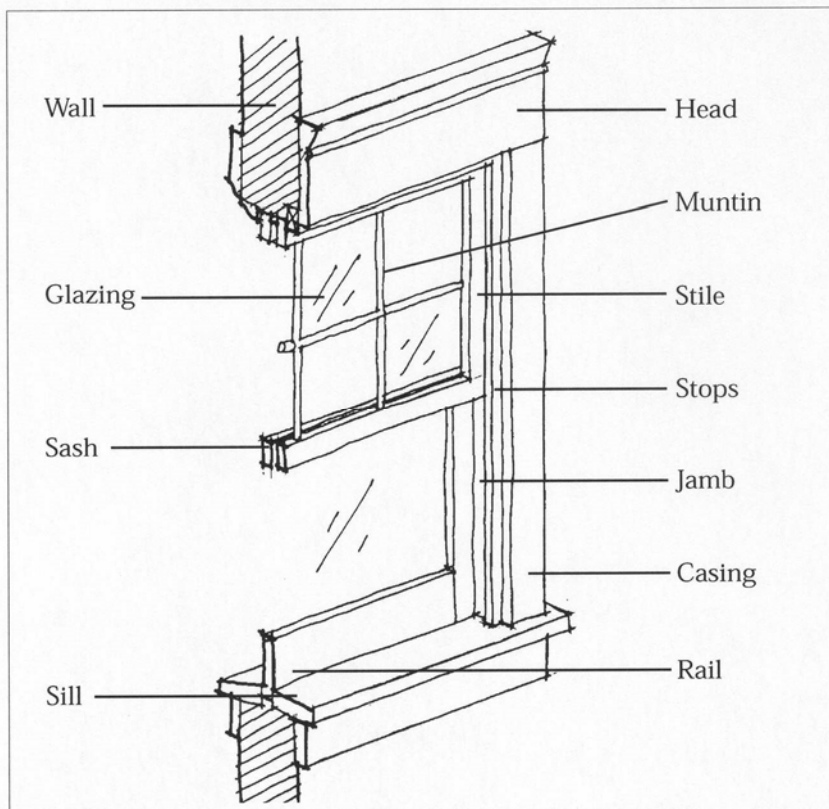


Illustration 10: Window profile

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Photo 184: Appropriate window replacement of six-over-six wood sash windows. (609 West Main Street)



Photo 186: Original casement windows at 215 South Ashland Avenue.



Photo 185: Original two-over-two sash window at 445 West Third Street.



Photo 187: Repair of original windows (147 Forest Avenue).

Why Preserving Original Windows is Recommended and Makes Economic Sense

The LFUCG H-1 Review Process requires the preservation and retention of historic wood and metal windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

- Windows are a significant part of the original fabric of your structure. They provide important architectural qualities that define and characterize an architectural style and time period as well as the scale of a building and/or historic district. The loss of windows alters the defining qualities of the historic fabric, structure and/or historic district.
- Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation. A comprehensive window study in Vermont in 1996 found that a weather stripped wood window with an added storm window was as energy efficient as most new vinyl thermo-pane windows.
- In most houses, windows account for about 20% of a home's heat loss. Insulating the attic, walls and basement is a much more economical approach to reducing energy costs.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.
- All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than ten years old.
- Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most houses, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.
- Most vinyl windows don't look like historic wood windows. Their texture and thinness are inappropriate for Lexington's historic districts. A more acceptable alternative if the original windows are beyond reasonable repair are aluminum clad wood windows with baked enamel finishes.
- Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.
- As noted in the section on siding, vinyl is harmful both in its creation and disposal. Vinyl windows cannot be recycled and are detrimental to the environment when they are thrown away.

II. GUIDELINES FOR NEW CONSTRUCTION

New construction within local historic districts or on landmark properties falls into two categories: additions or wings to existing historic buildings and construction of entirely new principal or accessory buildings. Both types of new construction are reviewed to determine impact, compatibility and appropriateness of proposed work. New construction that is compatible with historic buildings and structures helps protect significant architectural and historic resources found in individual buildings or in districts.

New construction, either through the addition of rooms, porches, decks, or dormers or the construction of a free-standing building, should respect the visual and historic characteristics of existing buildings, sites, streetscapes and the district or landmark. This is accomplished through reinforcement of scale, materials and overall design of neighboring buildings. New construction that does not necessitate the removal of significant historic fabric is an asset.

Vacant lots provide development opportunities for new construction of principal buildings. New construction is encouraged when it is compatible with properties along a street. **Compatible** means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location and foundation heights. New buildings that are replications or reproductions of historic designs are not appropriate since they create a false sense of history and can cause confusion as to what is old and new. Instead, new construction should reinforce the passage of time within historic districts or on historic buildings. It is important that new construction be a design that is reflective of the present day construction techniques and design philosophies while coordinating with the historic structures found along the block. A design that may be appropriate along one block may not work for a different block. Each new building should be evaluated within its exact location and context.

This approach is emphasized by the National Park Service which states in the ***Secretary of the Interior's Standards*** that new work shall be differentiated from the old. This approach emphasizes that new construction should speak of its own time and not mimic a previous historical period. Replicas of historic buildings create a false sense of history and are not recommended for Lexington-Fayette County historic districts.



Photo 188: Is it new or old? Replicas of historic houses such as this Bungalow style home built in 2000 are not representative of their time.



Photo 189: Instead, new construction should be compatible with historic buildings such as this gable front duplex built in 1998.

A. GUIDELINES FOR ADDITIONS TO BUILDINGS

1. DECKS/PATIOS/VERANDAS/BALCONIES

DESIGN PRINCIPLE:

Decks and patios or verandas are non-original additions to historic buildings and should be designed to be as compatible as possible. When building a new deck or patio it should be placed at the rear or side elevations. Decks and patios are not appropriate for placement on primary elevations. Second story balconies may also be added, but are limited to rear elevations and should be as unobtrusive as possible.

Decks/Patios/Verandas/Balconies:

- A. should be located at the rear of buildings.
- B. should be stained or painted to achieve a finished appearance. (Note: treated lumber should season for an adequate time prior to applying finish.)
- C. should be simple rather than ornate in design. It is recommended that wood decks have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
- D. railings should continue the line and spacing of existing balustrades.
- E. second story decks and balconies should not be built on primary elevations, but may be appropriate on rear elevations.



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Illustration 11: Decks at the rear of buildings are acceptable.



Photo 190: Appropriate rear deck placement (South Ashland Avenue).



Photo 191: Deck construction on Arcadia Park.

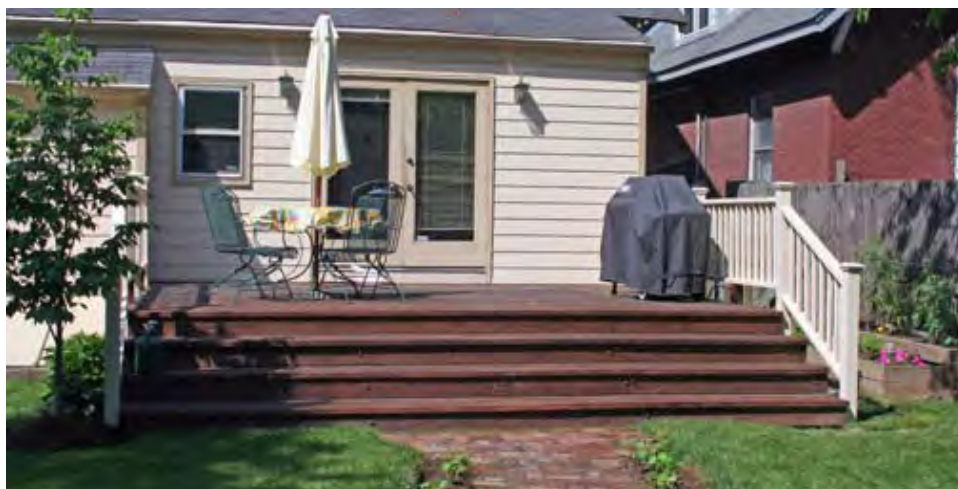


Photo 192: Deck placement (Boonesboro Avenue).

2. HANDICAP ACCESS RAMPS AND LIFTS

Design Principle:

Handicap access ramps and lifts should be sited at the rear or sides of buildings whenever possible. Ramps and railings are frequently constructed of wood and should be simple in design. Ramp construction should not damage the historic qualities of a property and should be built so that the building can be readily restored once the ramp is removed. Retain elements removed for ramp construction for future restoration.

Handicap Access Ramps and Lifts:

- A. preferably should be located at the rear or sides of buildings. Ramps are most frequently constructed of wood but may be of other materials.
- B. for neighborhood commercial buildings and public buildings, the accessible entrance should be located at a primary public entrance when it is possible to do so without resulting in significant loss of historic material and character.
- C. of wood construction should be simple in design and configuration and may use square balusters in the railing and simple square handrails. Wire or cable balusters and handrails are not allowed.
- D. should be screened with landscaping of low shrubbery when possible.
- E. when possible, should be reversible and not destroy or remove historic fabric. They should be of materials to have the least visual impact on the historic building.
- F. mechanical handicap lifts should also be considered for installation at the rear of structures. Lifts should be as inconspicuous as possible.

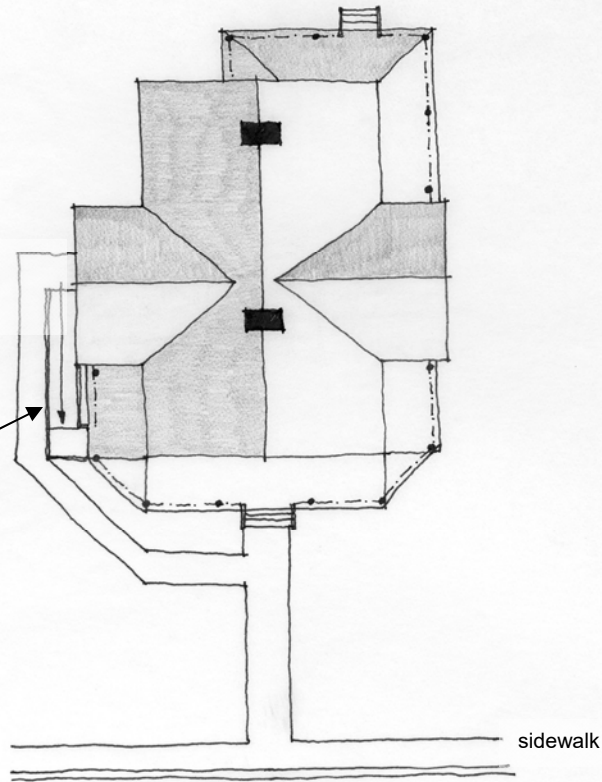
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YES



Appropriate
placement

Ramp



NO



Inappropriate
ramp location

Ramp

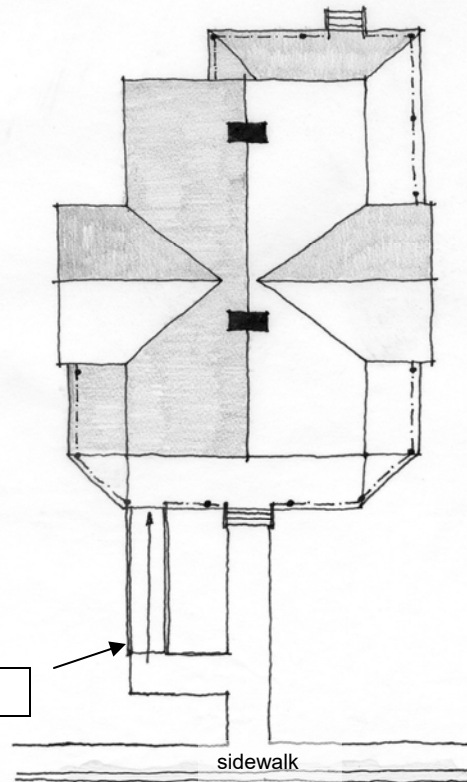


Illustration 12: Handicap ramps should be placed on the side or rear rather than on the front of buildings.



Photo 193: Landscaping is recommended to screen handicap ramps.



Photo 194: A mechanical lift located on a front elevation.

3. PORCHES

Design Principle:

Porches are often prominent features of a building and help establish scale, proportion, and rhythm along streetscapes. Construction of a porch on an existing building should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings and the district. Porches should be in keeping with the principal structure's architectural style and not reflect an earlier period style.

Porches:

- A. should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.
- B. should be compatible with the principal structure's architectural style, and not be of an earlier architectural period.
- C. that give a building an "imitation historic" appearance are not allowed.
- D. railings and balustrades should be of wood or metal. No vinyl or composite materials are permitted.



Photo 195: Newly constructed porches, such as this example at 409 East High Street, should be compatible with the principal structure in scale, materials and architectural style.

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4. ROOM AND WING ADDITIONS

DESIGN PRINCIPLE:

In planning additions, the best approach is to place the additions where they will have the least impact on the building's overall form and plan. The rear of buildings is the best location for the addition of rooms or wings. Exterior walls of new additions should not be flush with those of existing buildings, but should be stepped in a minimum of 12" from the edges of the existing building. Likewise, addition rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident. Enlarging a property through adding stories is not appropriate.

Additions:

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- A. are most appropriately located at the rear of buildings.
- B. should be secondary (smaller and simpler) to the original building in scale, design, and placement. The use of a small connector or link between the addition and the original building is encouraged where appropriate. Exterior walls should be stepped in a minimum of 12" from the edges of the existing building, and rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident.
- C. should be a compatible design in keeping with the original building's design, roof shape, materials, color and location of window, door and cornice heights.
- D. should not imitate an earlier historic style or architectural period. For example, a Greek Revival style rear porch addition would not be appropriate for a Queen Anne style house.
- E. should reflect characteristics of the current period in design, but be compatible with the original building.
- F. should be built in a manner that avoids substantive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.
- G. should keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.
- H. should not be made by adding new stories.
- I. should be of materials compatible with the historic fabric of the house. The use of wood is most appropriate; however cementitious board may be considered for additions.
- J. should have skylights, decks, or balconies placed so that they do not detract from the historic character of the building.



Photos 196 and 197: Main elevation of 727 Central Avenue, and appropriate addition on the rear.



Photos 198 and 199: Main elevation of 131 Old Lafayette, and appropriate rear addition.



Photos 200 and 201: Main and side elevations of 138 Ransom Avenue, and appropriate addition on the rear elevation.



Photos 202 and 203: Main elevation of 567 West Short Street, and a newly constructed addition.



Photos 204 and 205: Main elevation of 359 South Mill Street, and its new rear addition.

5. ROOFLINE ADDITIONS - DORMERS

DESIGN PRINCIPLE:

If additions to roofs are desired such as new dormers, these should be added on the rear or side rooflines and be compatible with the building's architectural style and materials.

Dormers:

- A. should be in keeping with the character and scale of the building.
- B. should not be introduced on front elevations, but may be added to rear or secondary elevations if compatible with the building design.
- C. and other roof additions such as decks, or balconies should only be added when in character with the existing building.
- D. should be secondary (smaller and simpler) to the original building and roofline in scale, design, and placement. Rooflines should be stepped down from the ridge or the existing roofline so that the existing main roof remains evident.
- E. follow design guidelines established for new construction of primary buildings.



Photo 206: Compatible new gable dormer on the rear elevation (336 Park Avenue).

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B. GUIDELINES FOR CONSTRUCTION OF NEW BUILDINGS

1. NEW PRIMARY BUILDINGS

DESIGN PRINCIPLE:

New primary buildings should be designed to be compatible with adjacent historic buildings and those along the block. Compatibility is demonstrated by having similar orientation, roof forms, materials, window and door sizes and placement, porch size and location and foundation heights as adjacent buildings. New buildings that are exact replications or reproductions of historic designs are not appropriate. New construction should clearly be recognized as of its time and distinguishable from historic buildings. New construction may incorporate contemporary materials such as cementitious board, fiberglass and aluminum. The use of vinyl is not permitted.

New construction of primary buildings should maintain, not disrupt, the existing pattern of surrounding buildings, the streetscape and the historic district by being similar in:

- A. **Shape.** Variations of rectangular and square forms are most appropriate for Lexington's historic districts.
- B. **Scale (height and width).** New construction should be in keeping with adjacent properties in height and in width. In general, new construction should not vary in height more than 10% from the average along the block and within the historic district. Width should also be consistent with surrounding buildings and buildings throughout the district.

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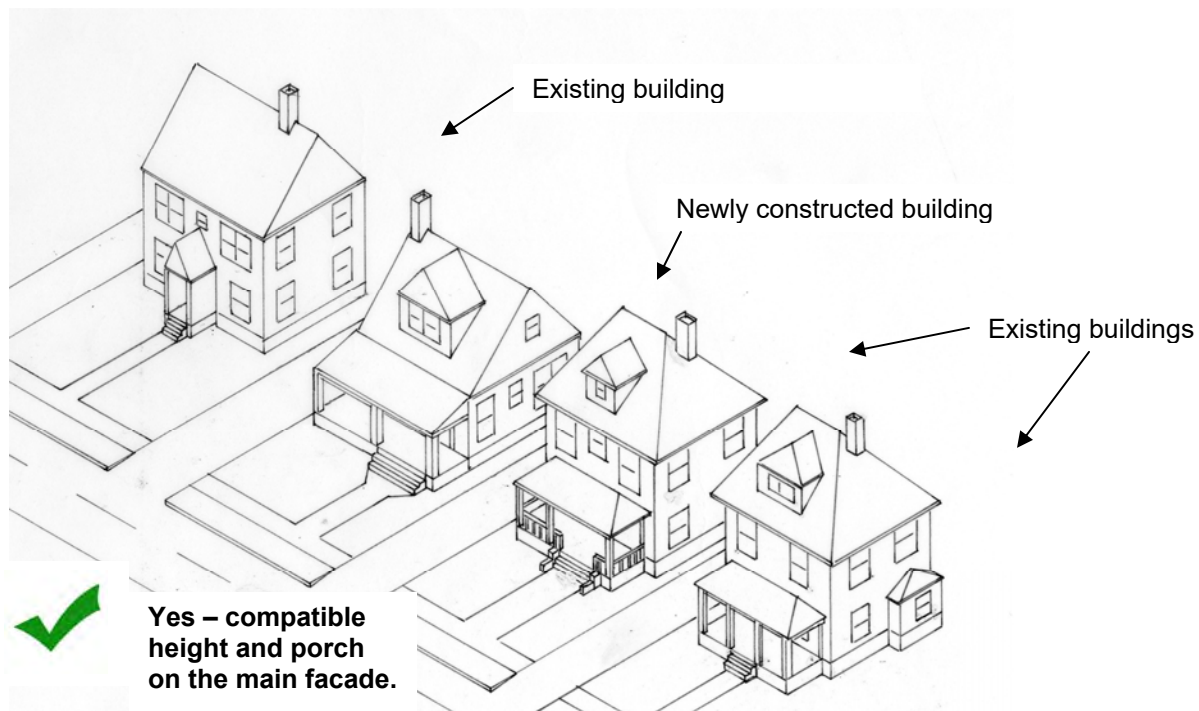


Illustration 13: New construction should be in keeping with adjacent properties in height and width (scale), as well as porch configuration.

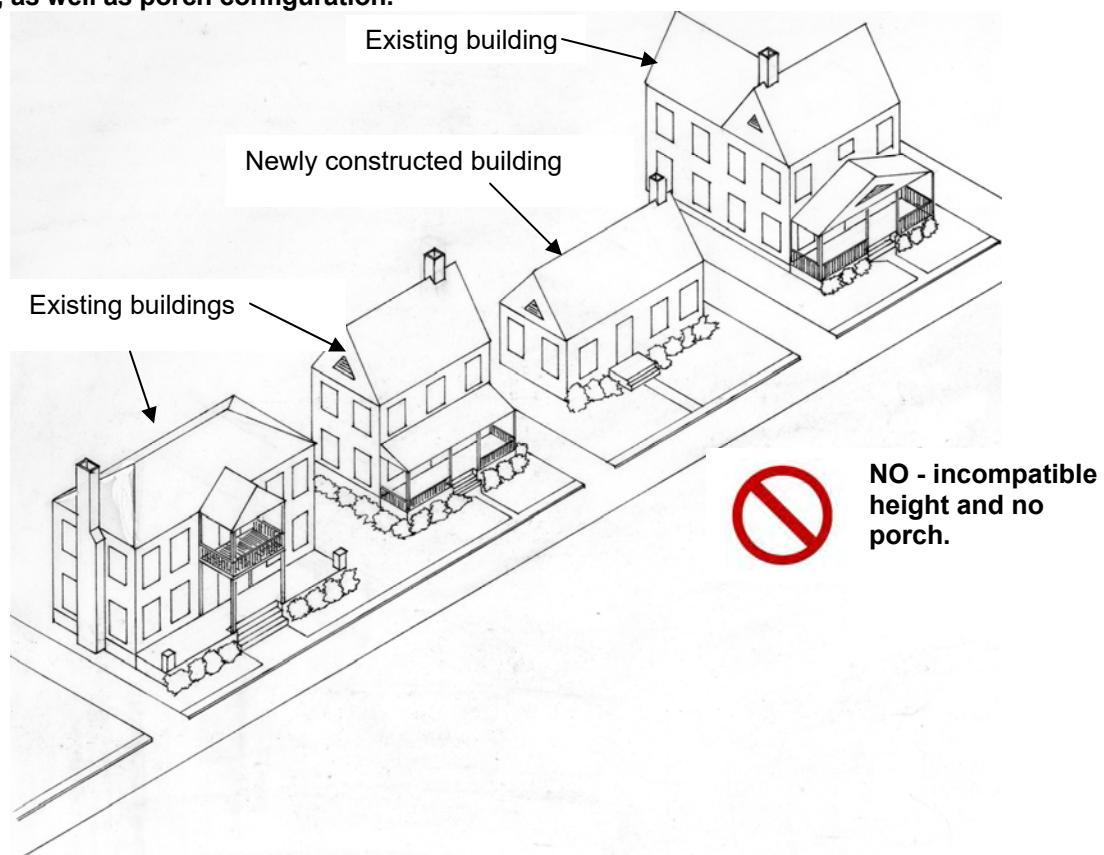


Illustration 14: New construction should be in keeping with adjacent properties in height, width, and porch configuration.

- C. **Setback.** Consistent setbacks, or distances of the building from the street and adjacent buildings, help to convey a pattern and sense of rhythm along a block or within a district, which adds to the character of the streetscape and the overall district. Placement on the lot of new construction should be consistent with that of adjacent and surrounding buildings along the block and within the historic district. This includes both front and side yard setbacks.

The following illustration demonstrates both correct and incorrect setbacks for new construction within local historic districts.

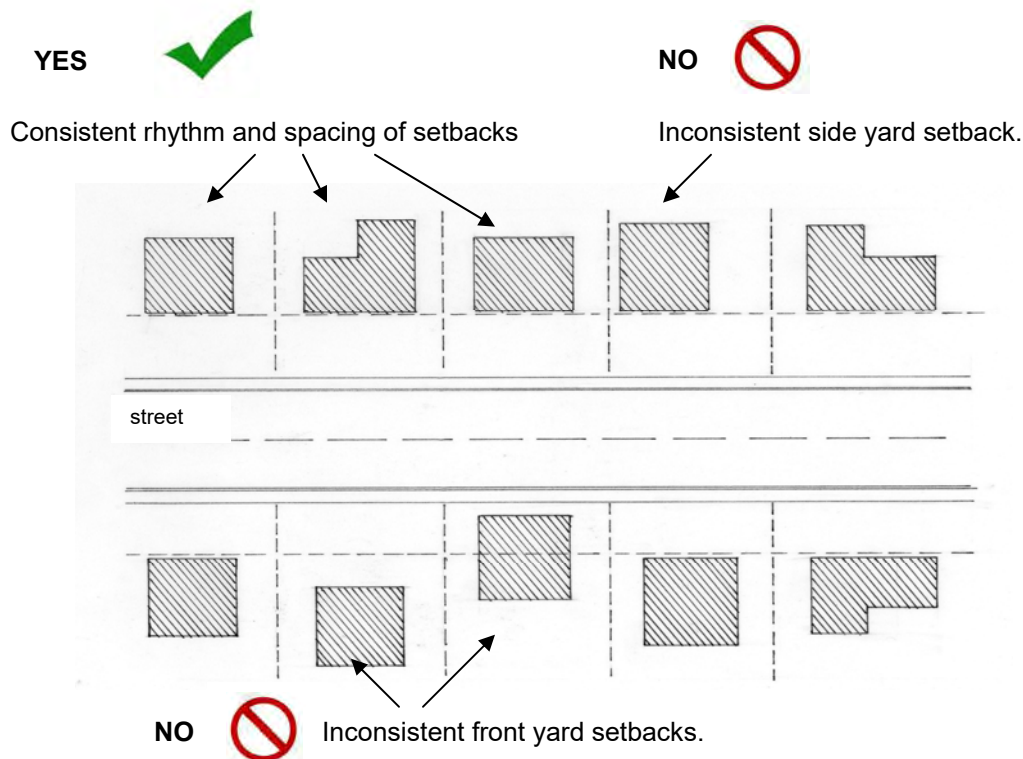


Illustration 15: Rhythm and spacing of setbacks should be consistent.

- D. **Roof shape and pitch.** Main roof forms of gable and hipped variations are more typical than those of low pitch, mansard or gambrel forms. Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to twelve inches of run in measuring slopes). Low slope roofs for new additions may be appropriate.

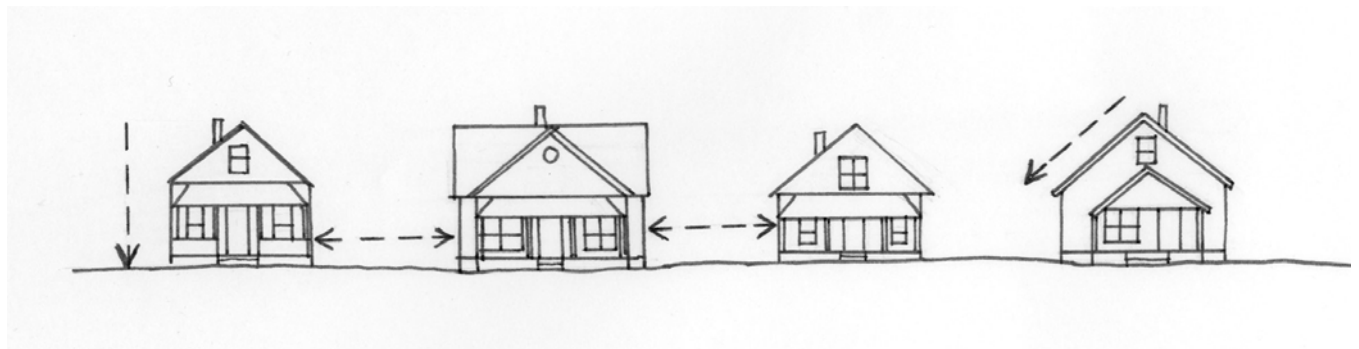


Illustration 16: New construction should be consistent in roof forms, heights and spacing.

- E. Orientation to the street.** All buildings should have the primary entrance on the front of the building. Most houses in Lexington have their fronts oriented towards the street and this characteristic should be maintained by new construction.
- F. Location and proportion of entrances, windows, divisional bays and porches.** Openings, such as entrances and windows and architectural features such as divisional bays and porches, are design components that help establish balance, rhythm, scale, proportion and emphasis in a structure. Patterns of these components on buildings along blocks and within districts create a characteristic rhythm for streetscapes and neighborhoods. It is very important that new construction respect the balance, proportion and scale of existing buildings along the block and within the district in regards to these components.
- *Entrances and divisional bays:* Entrances shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings. Divisional bays are where the facade of a building is divided into a series of vertical bays or sections using designs such as pilasters and columns and projecting and inset sections. Divisional bays in new construction should be compatible with the balance and proportion of divisional bays in existing buildings on the block and within the district.
 - *Windows:* Window openings shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings. New buildings should have a similar ratio of window openings to solid wall space as adjacent and surrounding buildings as well as buildings in the district.
 - *Porches and Decks:* Porches and decks should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings. Placement and scale should be compatible with that of existing buildings along the street and in the historic district. Porches should have roof forms of gable or shed design and at least cover the entrance. Porches which extend

partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches square or in diameter. Porch railings should have balusters which are no less than two inches square or in diameter. Installation of porches that give a building an “imitation historic” appearance are not allowed. PVC and/or composite materials are not permitted.

G. Foundations. Height of foundations should be a minimum of 1'-6" above grade. Foundation heights should be consistent with the average heights of other buildings on the street and in the historic district.

H. Floor-to-ceiling heights. Regular patterns of floor-to-ceiling heights along a street and throughout a district help to create a sense of cohesiveness of character as well as balance and proportion. New construction floor-to-ceiling heights should be consistent with the majority of existing buildings along the block, the surrounding neighborhood, and the historic district.



Illustration 17: New construction should be consistent with existing foundation and floor-to-ceiling heights.

I. Porch height and depth. Porch heights should be consistent with those of adjacent buildings. Buildings along the street and in the historic district. Porch depths should be a minimum of six feet.



Photo 207: New house built in a gable front plan with appropriate porch height and placement.

J. Material and Material Color. Material color, texture, pattern and construction technique help define building character and scale. Materials are incorporated into all parts of buildings, but may vary from building to building. Installation of materials that give a building an “imitation historic” appearance are not allowed. Materials should be in scale to the building on which they are located and should be compatible with materials on adjacent and surrounding buildings. In areas where strong continuity of materials, texture and material color is a factor, the continued use of those materials is strongly recommended.

- *Brick Structures:* If the new construction has a brick exterior, the brick should closely match typical mortar and brick styles and color tones found along the block and in the district.
- *Foundations:* Most foundations are of brick, poured concrete or concrete block. Poured concrete is more appropriate than concrete block. If concrete block is used, a stucco wash is recommended to provide a smooth surface. Split faced concrete block is also an acceptable foundation material. Lattice and other appropriate materials should be used as infill between masonry piers, when appropriate.
- *Frame Structures:* If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of four inches and a maximum of six inches exposure. The use of smooth cementitious board siding is also acceptable as long as it meets these size recommendations. Vinyl siding is not allowed.
- *Porches and Decks:* Porch and deck materials should be appropriate to the building on which they are to be located. PVC, vinyl and or composite railing are not allowed.
- *Windows:* The use of wood or anodized or baked enamel aluminum windows is appropriate. Vinyl windows are not allowed. The use of plastic or "snap-in" muntins (window pane dividers) is not permitted.



Photos 208 and 209: Examples of cementitious board siding.



- K. Details.** Architectural details help give a building character and scale. Details include, but are not limited to: corner boards, rake boards, cornices, brackets, downspouts, railings, columns, steps, door and window moldings and decorative elements. Architectural details may be appropriate when they give the building on which they are placed a good “sense of belonging” on a street and within a district. Details should be appropriately scaled for the proposed structure and compatible with other adjacent buildings and the district. Installation of ornament or details that give a building an “imitation historic” appearance is not allowed. New construction may incorporate contemporary material (see above).
- L. Chimneys.** Chimneys and other roof features should be incorporated into designs for new construction, provided they do not dominate the building or streetscape and are appropriate to new construction.



Photo 210: This new house combines both contemporary form with traditional details.



Photo 213: New construction on West Short Street.



Photo 211: New construction at 151 Old Georgetown Street is compatible in scale and materials with existing surrounding buildings.



Photo 212: New construction at 173 Old Park Avenue.



Photo 214: Appropriate new construction at 645 West Short Street



Photo 215 This modern built house at 356 Merino Street is consistent with existing roof forms and building heights and spacing



Photo 217: This new construction at 282 South Ashland Avenue has a contemporary design, but is compatible with surrounding buildings in scale and materials.



Photo 216: New construction and adaptive reuse of historic building, 173 Old Georgetown Street



Photo 218: Sayre School, in the Constitution Local Historic District, is a contemporary design that respects the balance, rhythm, and character of existing historic buildings in the neighborhood.

2. NEW ACCESSORY BUILDINGS (GARAGES, OUTBUILDINGS, ETC.)

DESIGN PRINCIPLE:

Accessory buildings serve a variety of purposes and may include, but are not limited to garages, carports and shed., New accessory buildings should be compatible in design, shape, materials and roof shape with other secondary buildings along the block and within the historic district. New accessory buildings should be simple in design and considerably smaller in scale than the principal building and should be appropriate to and not overwhelm the site. As with principal buildings, new accessory buildings should not be exact replications or reproductions of historic designs. New construction may incorporate contemporary materials such as cementitious boards, fiberglass and aluminum. The use of vinyl is not permitted.

New construction of accessory buildings should follow the design guidelines established for new construction of primary buildings.

Accessory Buildings should:

- A. be simple in design and considerably smaller in scale than the primary building. Outbuildings in urban areas should not use details that more characteristic of outbuildings in rural areas.
- B. be located in character with other secondary buildings for the street, near an alley or at the rear of the property, not close to or attached to the primary building.
- C. be compatible in design, shape, height, materials, and roof shape with other secondary buildings in the historic district.
- D. preferably be of brick or wood siding; however, cementitious board and other contemporary sidings may be considered. Vinyl siding is not allowed.
- E. for garages, wood paneled doors are more appropriate than paneled doors; however, aluminum or steel paneled doors may be considered.
- F. carports should be compatible with the property and adjacent properties and be located at the rear of the property.
- G. follow design guidelines established for new construction of primary buildings.

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Photo 219: Newly built accessory buildings, such as this garage at 303 Arcadia Park, should be compatible with other secondary structures on the property and within the historic district.



Photo 220: This storage building at 355 Madison Place qualifies as new construction.

3. NEW COMMERCIAL BUILDINGS

DESIGN PRINCIPLE:

New commercial buildings should be designed to be compatible in design, shape, proportion and scale with other commercial buildings along the street and within the district. New commercial buildings should maintain the historic relationship of large storefront windows to smaller window and door openings on upper floors. New commercial buildings that are exact replications or reproductions of historic designs are not allowed. New commercial buildings should be representative of their period and be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement and rhythm and proportion of openings. New construction may incorporate contemporary materials such as cementitious boards, fiberglass and aluminum.

New construction of commercial buildings should follow the design guidelines established for new construction of primary buildings.

New Commercial Buildings should:

- A. be appropriate for the site on which it is located.
- B. be compatible in design, shape, proportion and scale to other commercial buildings along the street and within the historic district.
- C. maintain the historic relationship of large storefront windows to smaller window and door openings on upper floors.
- D. maintain the front elevation of the building and be compatible with other buildings on the streetscape.
- E. provide for appropriate recessed entries.
- F. representative of their period and not replicate historic designs.
- G. be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement and rhythm and proportion of openings (doors and windows).
- H. follow the design guidelines established for new construction of primary buildings.

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III. GUIDELINES FOR SITE AND SETTING

In addition to buildings, elements of the surrounding site and setting contribute to the character of historic properties. These elements include both natural and manmade features such as trees, fields, gardens, fences, driveways, retaining walls and boundary definers. Historic site elements help to define a property's historic character and appearance. Historic site and setting features should be preserved and maintained.

1. FENCES

DESIGN PRINCIPLE:

Fences were typically constructed of wood, cast or wrought iron, brick, stone or woven wire. Lexington has a number of historic metal fences. Historic fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is also appropriate. Cast iron or woven wire is preferable for 19th and early 20th century buildings. Wood fences are also allowed; however, it is important to keep the fence as transparent as possible so as not to obscure the view of the historic building.

Fences:

- A. of cast iron, stone, metal, wire, or brick that are original to the property should be preserved and maintained or if missing, may be reconstructed based on physical or pictorial evidence.
- B. of cast iron may be added to properties with buildings constructed to the early 20th century. Cast iron fences are not appropriate for buildings built after 1920.

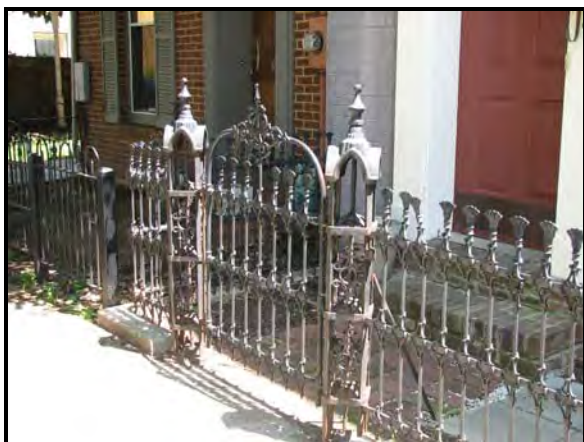


Photo 221: Cast iron fence with gate at 350 South Mill Street.



Photo 222: Acceptable woven wire fence design.

- C. of wood pickets are appropriate for front yards. Wood fences in front yards should be no taller than four feet, have pickets no wider than four inches and set no farther apart than three inches. Woven wire fences in front yards should also not be more than four feet tall.
- D. of wood boards for privacy should be located in rear yards and generally be no taller than six feet (most pre-fabricated wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front of the building to the back walls on the side of the house. Privacy fences of flat boards in a single row are more historically correct than shadowbox (alternating boards) designs but both designs are acceptable. Fences with flat tops, "dog ear" or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences of PVC, vinyl or synthetic material are not permitted.
- E. of free-standing brick or concrete walls are not appropriate in front yards but are acceptable at rear yards and side yards.
- F. of stone should be repaired/restored with the same material and mortar mix as the historic stone fence. If it is a dry-stacked stone wall, it should remain so. *Please be aware that stone fences in Fayette County within the public right-of-way are protected by the Stone Wall Preservation Ordinance Section 14-83 (see following section, Walls) and require permits through the DHP.*

See also: Walls

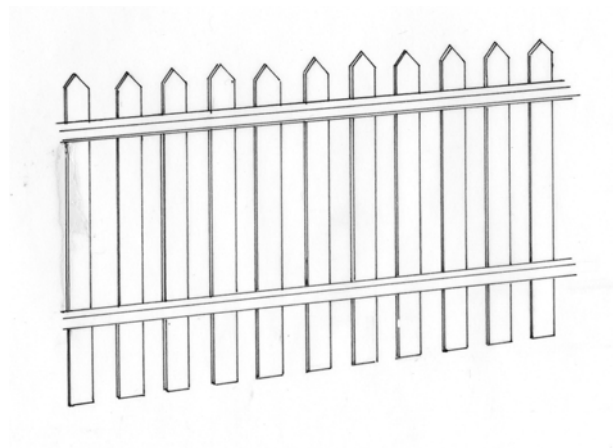


Illustration 18: An appropriate picket fence design

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Photos 223 and 224 : Appropriate privacy fence design and placement at 361 Transylvania Park, and 461 West Second Street.

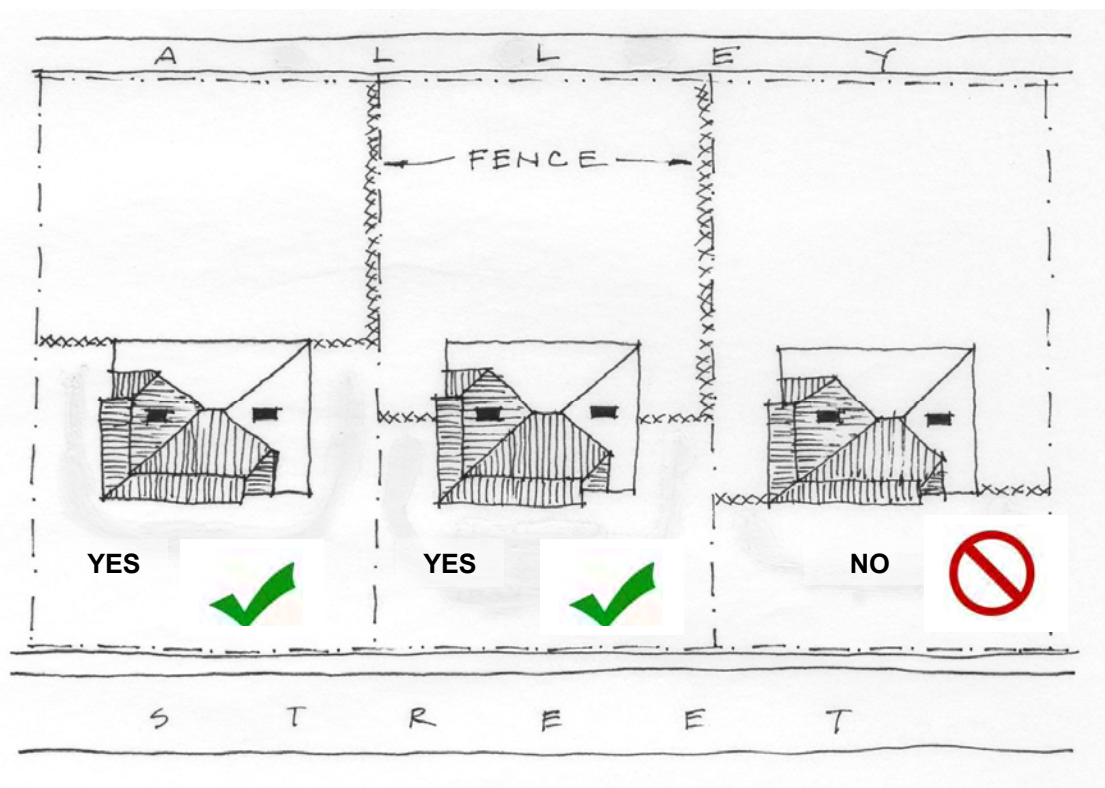


Illustration 19: Privacy fences should be placed near the rear yard.



Photo 225: Example of an acceptable tubular metal fence design (604 East High Street).



Photo 226: This fence combines brick and metal (Mill Street and West Maxwell Street).



Photo 227: An example of an iron fence (349 Madison Place).

2. Walls

DESIGN PRINCIPLE:

Some properties in Lexington's historic districts include stone or brick walls. Historic walls should be preserved and maintained.

Walls:

- A. of stone or brick should be preserved and maintained.
- B. should be repaired with materials and mortar mix that closely approximate the original in size, shape and texture.
- C. of dry-stacked stone should remain so.
- D. of stone or brick that are repointed should incorporate the same mortar mix, tooling and color as the original wall.
- E. that are retaining walls should be retained and repaired as needed with matching material and mortar mix. New retaining walls, where needed, may include split face concrete block, if appropriate.
- F. of stone within the public right-of-way are protected by the Stone Wall Preservation Ordinance, Section 14-83 (see following page) and require permits through the DHP.

See also: Fences

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Photo 228: Original stone wall on Fayette Park.



Photo 229: Brick wall at 200 Market Street.

Sec. 14-83. Stone Wall Preservation Ordinance.

- (1) No person shall remove any stone walls or portion thereof located within the public right-of-way without first applying for and receiving a permit from the office of historic preservation. "Stone wall" is defined to be a wall built of stones or rocks which have been gathered from fields or creek bottoms or quarried stones or rocks. The office of historic preservation may issue a removal permit only in special circumstances including but not limited to the following:
 - (a) The stone wall is a traffic hazard or otherwise presents a threat to public safety;
 - (b) The stone wall is to be relocated or replaced by a more appropriate stone wall; or
 - (c) The existing stone wall is in such a damaged or neglected condition that it is not feasible to have it remain. No permit shall be issued however in cases where the property owner or his agents cause the stone wall to be damaged in order to justify the issuance of a removal permit. Nothing contained in this section is intended to limit or impair the authority of the federal or state government to remove stone walls within the public right-of-way of any publicly dedicated road when the removal or alternation is necessary to make road improvements.
- (2) Applicants may appeal the denial of a permit to the stone wall appeals board. The appeal provided herein shall be taken by filing written notice thereof with the office of historic preservation within twenty (20) days from the final action of the office of historic preservation's denial of the permit. The written notice provided for herein shall state the reasons why the appeal is being taken. The appeal provided herein shall be heard within sixty (60) days following the date the appeal is filed.
- (3) The stone wall appeals board shall meet to review applicants' appeals. The stone wall appeals board may consider whether there exists special circumstances to allow for the removal of a stone wall. Special circumstances may include, but are not limited to, the circumstances set out in subsection (1) of this section. Decisions made by the stone wall appeals board shall be final. The stone wall appeals board shall be composed of two (2) citizens appointed by the mayor with the approval of the urban county council, one (1) council member appointed by the mayor with the approval of the urban county council, the chairman of the historic preservation commission, and the director of traffic engineering or his designee. The term of board members shall be four (4) years, which terms shall be staggered so that at least half of the membership of the board is eligible for appointment every two (2) years.
- (4) Any person violating any provision of this section shall be upon conviction or a plea of guilty subject to a fine of not less than three hundred dollars (\$300.00) per five (5) linear feet of stone wall removed nor more than five hundred dollars (\$500.00) per five (5) linear feet of stone wall removed.
(Ord. No. 224-94, § 1, 11-17-94)

3. Mechanical Systems

DESIGN PRINCIPLE:

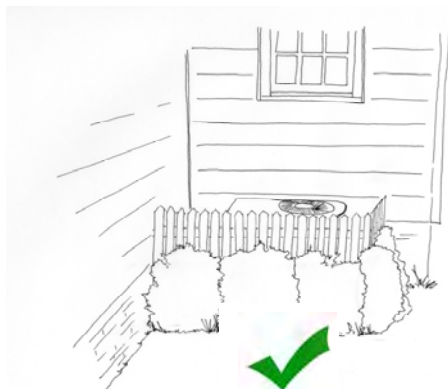
Modern air conditioning and heating units often require condensers and other units to be placed on the site near buildings. Utility equipment should not be visually dominant or intrusive to the property. Heating and cooling units should be placed at the rear or sides of buildings. The placement of these units at the front of buildings is not appropriate and should be avoided. Screening of these units through shrubbery, fencing or lattice panels is highly recommended. It is also recommended that utility wires on the site be placed underground if possible.

Mechanical Systems:

- A. should be located where they are the least visible and intrusive.
- B. if visible on the sides of buildings, should be screened with shrubbery and/or fencing.
- C. such as electrical and gas meters and other mechanical equipment should be located on the rear or side of a building.

See also: Solar Panels

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YES



NO

Illustration 20: HVAC units should be screened with landscape or fencing.



Photo 230: Shrubbery helps to obscure a modern HVAC unit at 325 North Broadway.



Photo 231: Once these plantings mature they will help conceal the HVAC unit at 461 West Second Street.

4. Sidewalks, Walkways and Curbs

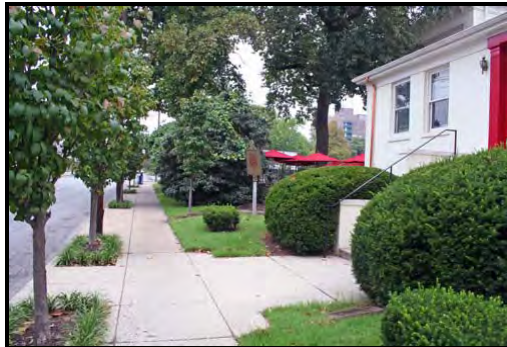
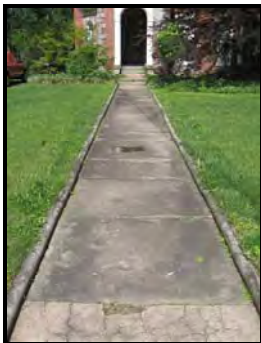
DESIGN PRINCIPLE:

Sidewalks, walkways and curbs in Lexington's historic districts are constructed primarily of concrete with some brick walkways and some limestone curbs. These elements help to define the character of the districts and should be preserved and maintained.

Sidewalks, Walkways, and Curbs:

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- A. that are significant paved surfaces should be maintained and preserved.
- B. that are added or altered should be compatible in material and design with the principal and accessory structures on the property and surrounding historic properties.
- C. that are added should not be visually dominant, intrusive or suggest a false sense of history.
- D. should be of concrete, stone, or pavers consistent with the characteristic of site and adjacent properties. Blacktop and crush stone is not appropriate. No stamped or colored is permitted.



Photos 232 and 233: Original concrete walkway at 457 West Second Street and sidewalk at 380 South Mill Street.



Photos 234 and 235: Common sidewalk design found in Lexington's local historic districts.

5. Driveways and Parking Lots

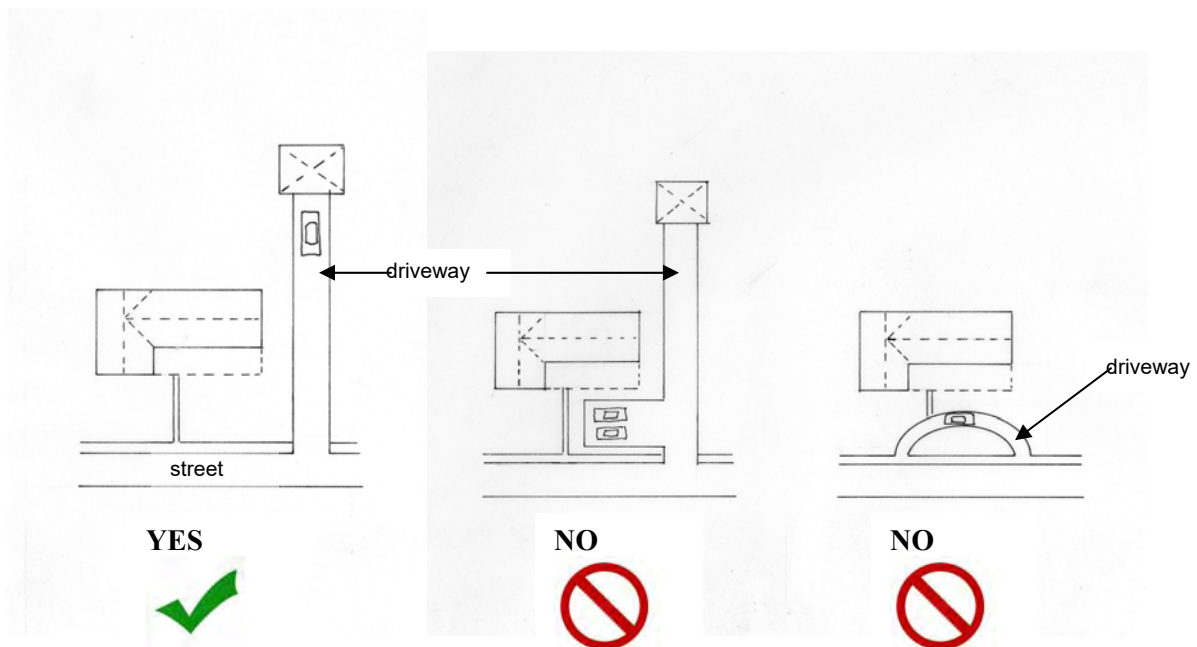
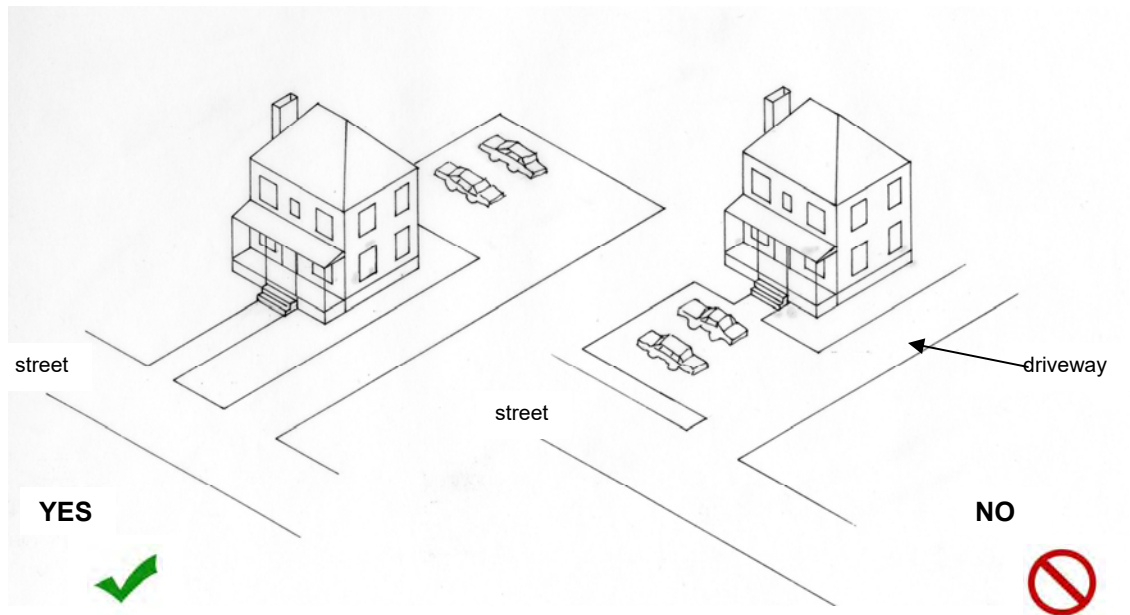
DESIGN PRINCIPLE:

Significant driveway materials such as brick, concrete and asphalt should be preserved and maintained. New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district. Paving and parking should not be visually dominant. Parking areas should not be sited in front yards but at side or rear locations, as appropriate.

Driveways and Parking Lots:

- A. should be maintained.
- B. that are new, should be located at the side or rear of the building and not be visually dominant.
- C. should be of concrete, asphalt, pavers or grassy pavers.
- D. should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.
- E. should not be sited in front yards. Circular are not permitted.
- F. requiring new curb cuts for access should be kept to a minimum.
- G. On vacant lots between buildings should align edge screening with front elevations/facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.
- H. shall have appropriate retention elements to retain gravel and retard expansion.

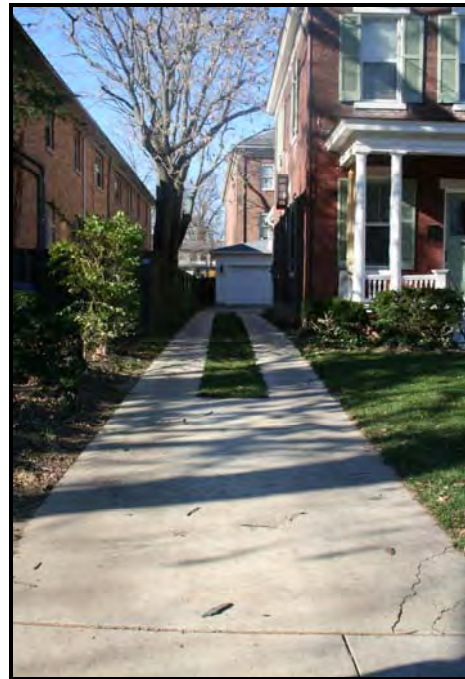
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Illustrations 21 and 22: Driveways and additional parking space should be placed to the side or rear of buildings.



Photos 236, 237, and 238: Maintain and preserve original driveways, such as this brick one at 218 South Ashland, concrete pavers at 435 West Third Street and concrete tracks on East Bell Court.



Photos 239 and 240: Examples of concrete driveways.

6. LANDSCAPE, LAND FEATURES, LAND FORMATIONS, VIEWSHEDS AND ARCHAEOLOGY

DESIGN PRINCIPLE:

Landscape, land features, land formations, view sheds and archaeology define many site elements in historic areas throughout Fayette County. These elements include resources above and below the ground surface. As a result, landscape and land features are more difficult to define than built features and elements. Landscape and land features can be either man-made or natural. These features include, but are not limited to: trees and shrubs, decorative gardens, utilitarian (functional) gardens, fields, documented historic topography, archaeological and cultural resources and other land features and land formations.

Landscape, Land Features, Land Formations, Viewsheds and Archaeology:

- A. that are significant should be preserved and maintained.
- B. that are altered or introduced should be compatible to the site and with surrounding properties.
- C. should not be visually dominant, intrusive or suggest a false sense of history.
- D. should not be created by the demolition of existing structures.
- E. of open space should only be developed in scale and character with the neighborhood or designated historic landmark.
- F. of vistas and approaches should be preserved and maintained.
- G. trees with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe.
- H. new construction or rehabilitation activity should work around trees with trunks greater than 10 inches in diameter. Work should be avoided as much as possible within the drip line of the trees.
- I. the determination of archaeological/cultural resource significance is recommended before site work begins. If archaeological or cultural significance is determined, this should guide proposed alterations, new construction or demolition.
- J. trees topping (also called stubbed, heading or dehorning) is not permitted unless removal or cutting branches are diseased or unsafe.

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Archaeology

Property owners may be required to protect archaeological resources when any excavation or new construction is planned. Archaeological features can be found anywhere on a property. One tool in locating the site of original outbuildings is the Sanborn Fire Insurance Maps for Lexington. These maps were created in the late nineteenth and early twentieth centuries and show houses on their lots as well as outbuildings in rear yards and along alleys. New construction should be sited at locations away from historic outbuilding locations in order to preserve any possible archaeological resources. If construction must occur on the site of potential archaeological features, owners should consider working with archaeologists to conduct archaeological investigations prior to ground disturbance and for the proper retention of elements. Such investigations could assist the owner in knowing the exact locations of historic outbuildings as well as uncover artifacts that can provide valuable information on the history of the property and its occupants. Materials recovered by the archaeologists should be appropriately preserved. Be aware that gravesites known or unknown are protected by law. For additional guidance, contact the DHP staff and/or the Kentucky Heritage Council.

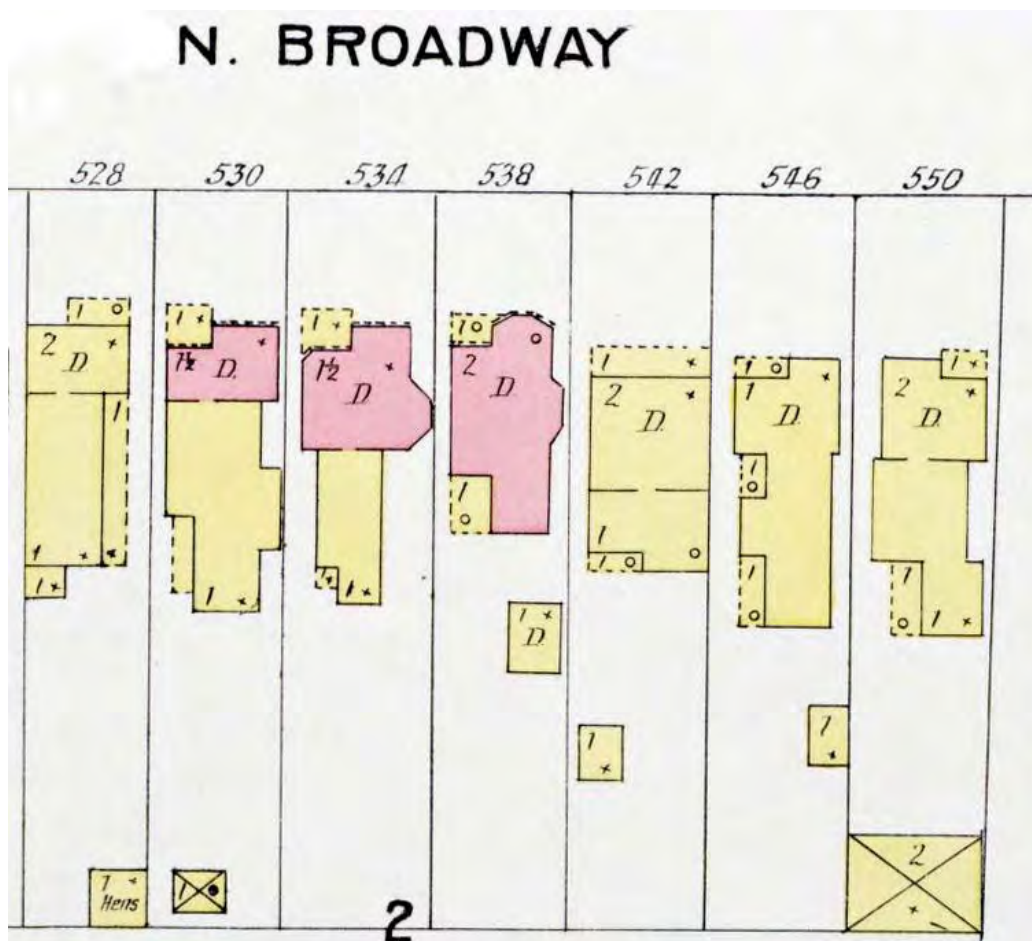


Photo 241: Sanborn Fire Insurance Maps, such as this one of Lexington from 1907, show the locations of outbuildings at the rear of buildings including storage sheds, two-story stables, wagon sheds and coal houses.

7. LANDSCAPE ELEMENTS – POOLS, HOT TUBS, GAZEBOS, PERGOLAS

DESIGN PRINCIPLE:

The installation of swimming pools, hot tubs, gazebos, pergolas, etc. should be limited to rear yards. Swimming pools should be screened from view by fencing or landscaping.

Landscape Elements and Site Elements:

- A. should not be visually intrusive or suggest a false sense of history.
- B. open space should only be developed in scale, use and character with the site and the local historic district.

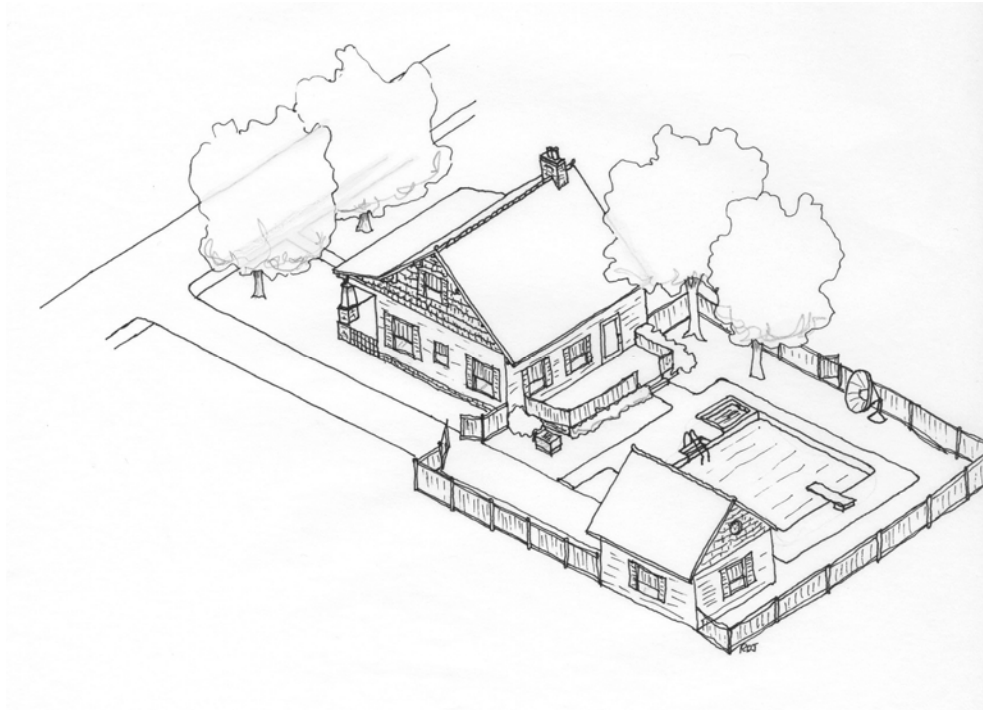


Illustration 23: Swimming pools should be sited at rear yards and screened by fencing or landscaping.

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Photos 242, 243, and 244: Pools, hot tubs, etc., such as these examples from the Elsmere Park, Woodward Heights, and Seven Parks historic districts, should be limited to rear yards.

IV. GUIDELINES FOR COMMERCIAL BUILDINGS

Commercial buildings are also present in Lexington-Fayette County's local historic districts. Important components of commercial buildings that help to define their character include, but are not limited to, storefronts, display windows, and architectural details such as cast iron columns and pilasters. Commercial buildings should be preserved and maintained in accordance with the design as well as the following principles more specific to commercial structures.

DESIGN PRINCIPLE:

Commercial buildings should be maintained and preserved. Significant architectural and decorative features should be preserved, maintained and repaired. These features may include cast iron pilasters, brick corbelling or inlaid patterns, terra cotta, decorative cast concrete, window hoods and cornices. Architectural features should not be removed or concealed. Any covering of masonry exteriors with vinyl siding or other synthetic materials is not allowed. If repairs or replacement of historic features is deemed necessary, replacement materials should be of the same size, shape, material and configuration as historic features.

Commercial Buildings:

- A. should be preserved and maintained, including the retention of historic storefront configuration and entrances.
- B. should preserved and maintained historic features such as cast iron pilasters or columns, decorative cast concrete and cornices. Existing historic features should be restored rather than replaced. Historic features should not be removed, covered or concealed.
- C. should not have architectural features added where none originally existed.
- D. with missing original features should have replacement features based on historical or photographic evidence and that match the design and materials of the building
- E. window sashes should be preserved and maintained. Windows should not be concealed, enclosed or covered. Where original windows no longer exist or are beyond repair, replacements should match the original size, materials and number and arrangement of lights. See Windows Section for further information.
- F. display windows should be preserved, maintained or repaired. Bulkheads are the lower panels on which the display windows rest. Bulkheads should be preserved and maintained where they exist. Bulkhead panels should not be altered or removed.
- G. entrances should be preserved and maintained in their entrance design, materials and arrangement.
- H. window surrounds and details should be preserved and maintained such as sheet metal hood molding, brick or stone lintels and sills.

- I. light fixtures should be compatible with the structure and its architectural detailing. Mounted fixtures shall be installed in such a way as to adversely affect the building.

See specific building features for additional information.

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Photo 245: 651 West Short Street.



Photo 246: The original cornice, window and detailing on this commercial building at 651 West Short Street contribute to the building's historic character and the overall character of the district.

A variety of commercial buildings are located in Lexington's local historic districts.



Photo 247: Maintain and repair storefronts (400 North Limestone).



Photo 248: This commercial building on West Maxwell Street features a corner entrance.



Photo 249: 262 North Limestone Street.

V. GUIDELINES FOR SIGNS

DESIGN PRINCIPLE:

Signs should be appropriate for buildings and sites in their design and placement as well as meeting the LFUCG's sign ordinance, which is administered by the LFUCG Division of Building Inspection. Historic signs should be preserved and maintained. New signs should be compatible to the building, site, street and district.

Signs include free-standing, projecting, roof and wall or window mounted signs of the following types:

Advertising, attraction board, bulletin board, business, construction, directional, government, historic marker, incidental, identification, information, menu based, nameplate, political, real estate, marquee, awning and canopy.

Signs:

- A. that are historic, such as painted wall signs, should be preserved and maintained.
- B. can consist of materials such as wood, metal or fiberglass and may be painted or applied lettering. Sandblasted wood signs are appropriate. Plastic substrate signs, plywood signs or unfinished wood are not recommended.
- C. should be sized in proportion to the building and relate to and compliment, not overwhelm, the site, building and street. Avoid oversized signs.
- D. should be located at traditional sign locations for buildings and sites.
- E. should have hardware anchored into mortar not masonry.
- F. should use spot or up-lit lighting. Internally-lit signs are not allowed.
- G. that are wall-mounted should be installed so that they do not have an adverse affect on the surface to which they are mounted.
- H. should not obscure, cover or disfigure architectural features and details of any structure or site.
- I. that are obsolete should be removed from historic sites and structures unless they are historic signs.
- J. shall not obscure the view to or from a historic site or building.
- K. In all cases, sign restrictions imposed by the Lexington-Fayette Zoning Ordinance shall be strictly applied. Additional restrictions imposed by the BOAR are intended to further refine sign restrictions for historic areas.

See also: Awnings
Commercial Buildings
Lighting

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[Click here!](#)



Photo 250: Example of an awning sign at 208 West Maxwell Street.



Photo 251: Appropriate sign placement at 315 North Broadway.



Photo 252: Wall signs at 343 East High Street.



Photo 253: Free standing sign at 556 North Broadway.



Illustration 24: Appropriate sign locations for traditional commercial buildings.

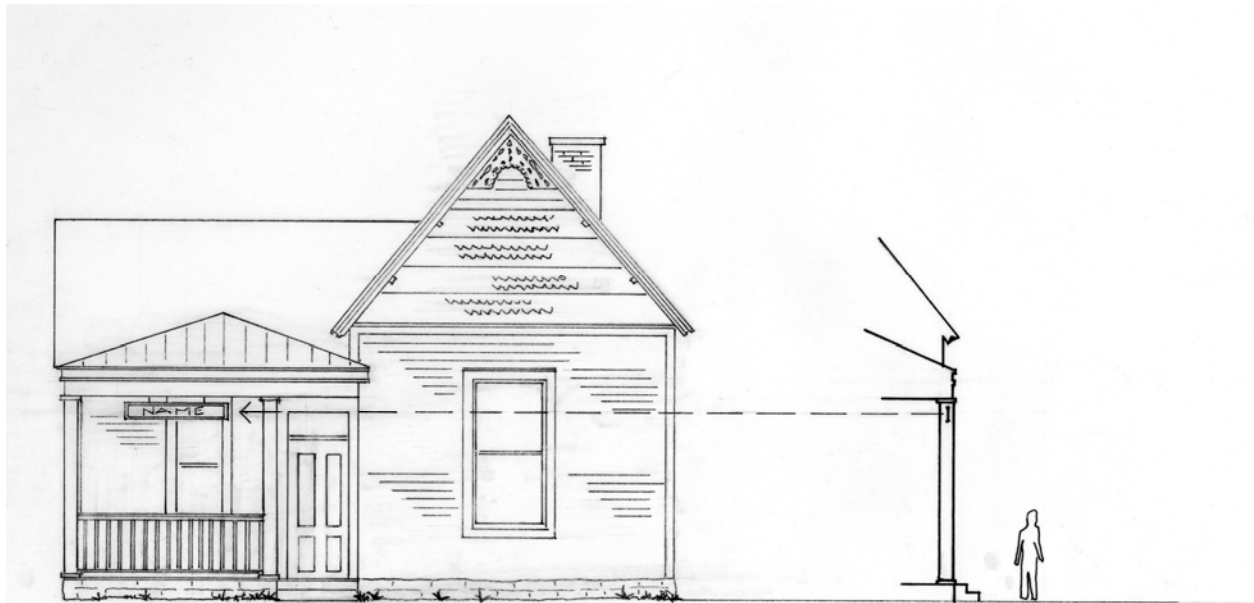


Illustration 25: One example of appropriate sign placement on houses that now serve as commercial businesses.

VI. GUIDELINES FOR DEMOLITION

DESIGN PRINCIPLE:

Demolition of historic buildings permanently alters the character of the individual site, streetscape, building or district grouping. Demolition of buildings and structures in historic districts and of landmark structures should only be an action of last resort. Demolition is not permitted within historic districts or on historic sites unless certain conditions are demonstrated. Procedures for demolition are stated in Article 13 of the Lexington-Fayette County Zoning Ordinance.

Demolition:

- A. should only occur as a last resort after all other avenues to protect historic buildings and structures have been exhausted.
- B. of any original feature or part of a historic building should be avoided.
- C. of a building within a locally designated historic district is not permitted, unless one of the following conditions exists:
 - 1. The demolition request is for an inappropriate addition, a non-significant portion of a building or non-significant accessory structure provided that the demolition will not adversely affect those parts of a building or buildings that are significant as determined by the BOAR.
 - 2. The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.
 - 3. The property owner proves that no reasonable economic return may be gained from the property through a process designated in Article 13, Section 7(c) (see Appendix E).
- D, Demolition of a structure or building should not be detrimental to the character, scale, rhythm, design and importance of a group of buildings, streetscape or district.
- E. If tied to future development of the property, future development should be compatible in scale, size and use with existing zoning and existing characteristics of historic properties where the development is located.
- F. For further information about these procedures, consult Article 13 of the Lexington –Fayette Urban County Zoning Ordinance and DHP staff.

Review by Staff or BOAR? [Click here!](#)

VII. GUIDELINES FOR MOVING BUILDINGS

DESIGN PRINCIPLE:

Moving or relocating historic buildings and structures alter the character of the individual site, streetscape and district. Moving and relocating buildings and structures in historic districts and demolition of landmark structures should be a last alternative when all other avenues to protecting historic buildings and structures in their historic context have been exhausted. Relocating a structure into an existing historic district is considered to be new construction and should follow those guidelines. Procedures for relocation or moving are written into Article 13 of the Lexington-Fayette County Zoning Ordinance.

Moving Buildings:

- A. that are significant to the historic and architectural character of a district is not allowed unless demolition is the only alternative.
- B. should not compromise the architectural significance of the building.
- C. should not have a detrimental effect on the structural soundness of the building.
- D. if allowed, every attempt should be made to re-establish the building's historic orientation, immediate setting and general environment.
- E. into existing historic districts should not compromise the architectural significance of the building or structure or site as well as the significance of the streetscape or district.
- F. may be appropriate if compatible with the district's architectural character through style, period, height, scale, materials, setting and placement on the lot.
- G. procedures for demolition, moving, and relocation of buildings and structures are written into Article 13, Section 7(c) of the Lexington-Fayette URBAN County Zoning Ordinance. For more information about these procedures, contact DHP staff. See Appendix E for Article 13.
- H. relocation of a structure within a local historic district is considered to be new construction. See Guidelines for New Construction.

[Review by Staff or BOAR? Click here!](#)

APPENDICES

**APPENDIX A: HISTORIC OVERLAY DISTRICT AND LOCAL
LANDMARK (H-1) MAPS**

**APPENDIX B: CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION
FORM**

APPENDIX C: SAMPLE COMPLETED COA PERMITS

APPENDIX D: REVIEW OF ELEMENTS IN H-1 DISTRICTS

**APPENDIX E: ARTICLE 13 OF THE LEXINGTON-FAYETTE URBAN COUNTY
ZONING ORDINANCE**

APPENDIX F: ARCHITECTURAL STYLES AND BUILDING TYPES

**APPENDIX G: The SECRETARY of the INTERIOR'S STANDARDS for
REHABILITATION**

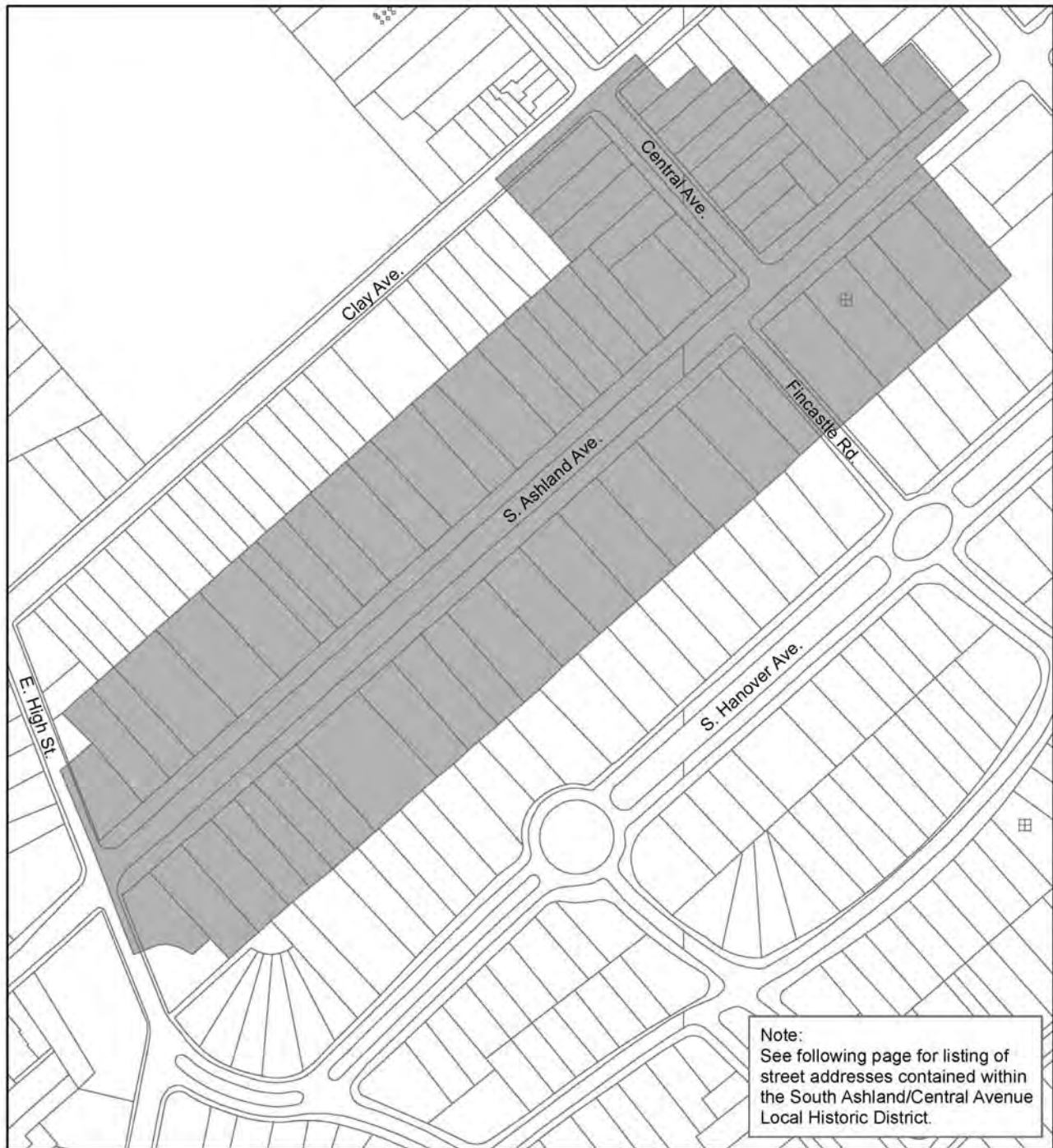
APPENDIX H: BASIC MAINTENANCE TIPS

APPENDIX I: GLOSSARY

APPENDIX J: SUGGESTED BIBLIOGRAPHY

APPENDIX K: ADDITIONAL RESOURCES

**APPENDIX A: HISTORIC OVERLAY DISTRICT AND
LOCAL LANDMARK (H-1) MAPS**



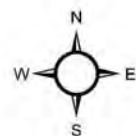
South Ashland/Central Avenue Local Historic District

(H-1 Overlay Zone)
Lexington, Kentucky

Designated 1989

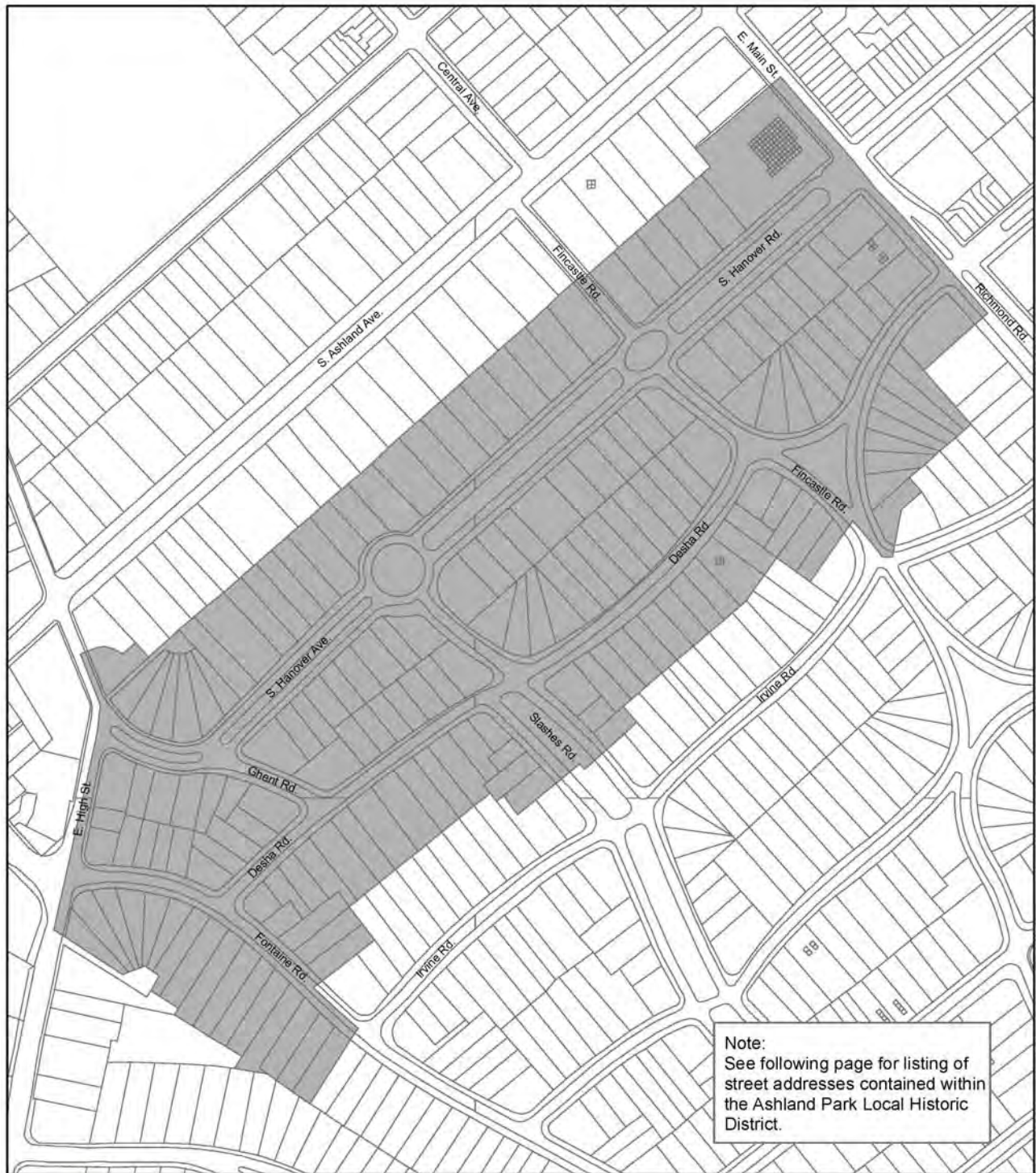


LFUGO 2018



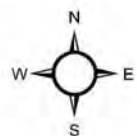
**SOUTH ASHLAND/CENTRAL AVENUE
HISTORIC DISTRICT**

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Ashland Avenue – South	107 – 293	Odd
Ashland Avenue – South	118 – 298	Even
Central Avenue	707 – 727	Odd
Central Avenue	702 – 720	Even
Clay Avenue	130 – 130	Only



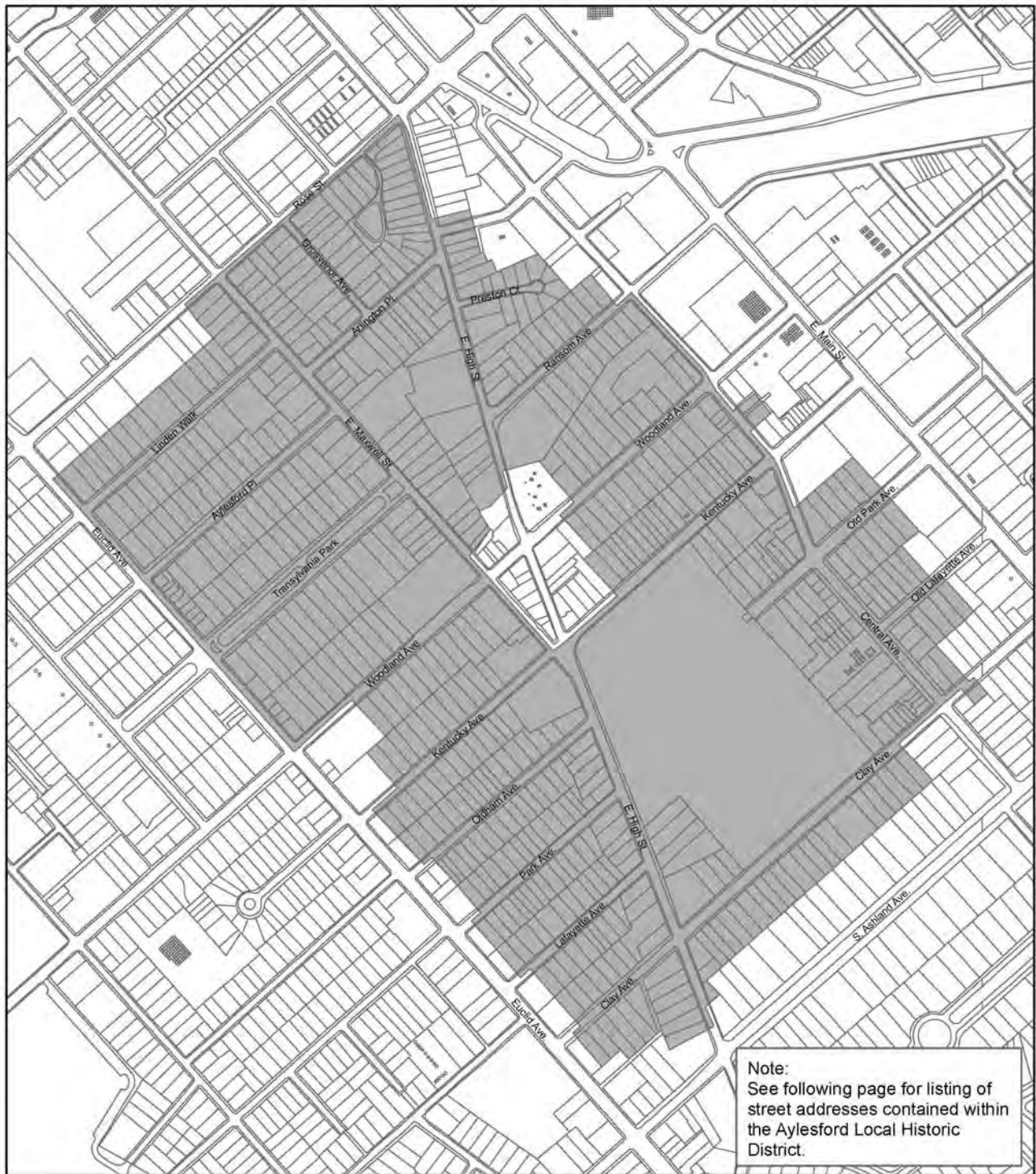
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Ashland Park Local Historic District
(H-1 Overlay Zone)
Lexington, Kentucky
Designated 2013



ASHLAND PARK HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Desha Road	106 – 346	All
Fincastle Road	977 – 1024	All
Fontaine Road	1003 – 1058	All
Hanover Avenue – South	100 – 314	All
High Street – East	807, 853, 859	Only
Richmond Road	908, 912, 1000	Only
Slashes Road	1003 – 1015	All



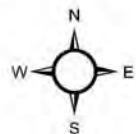
LFUGO 2018

Aylesford Local Historic District

(H-1 Overlay Zone)

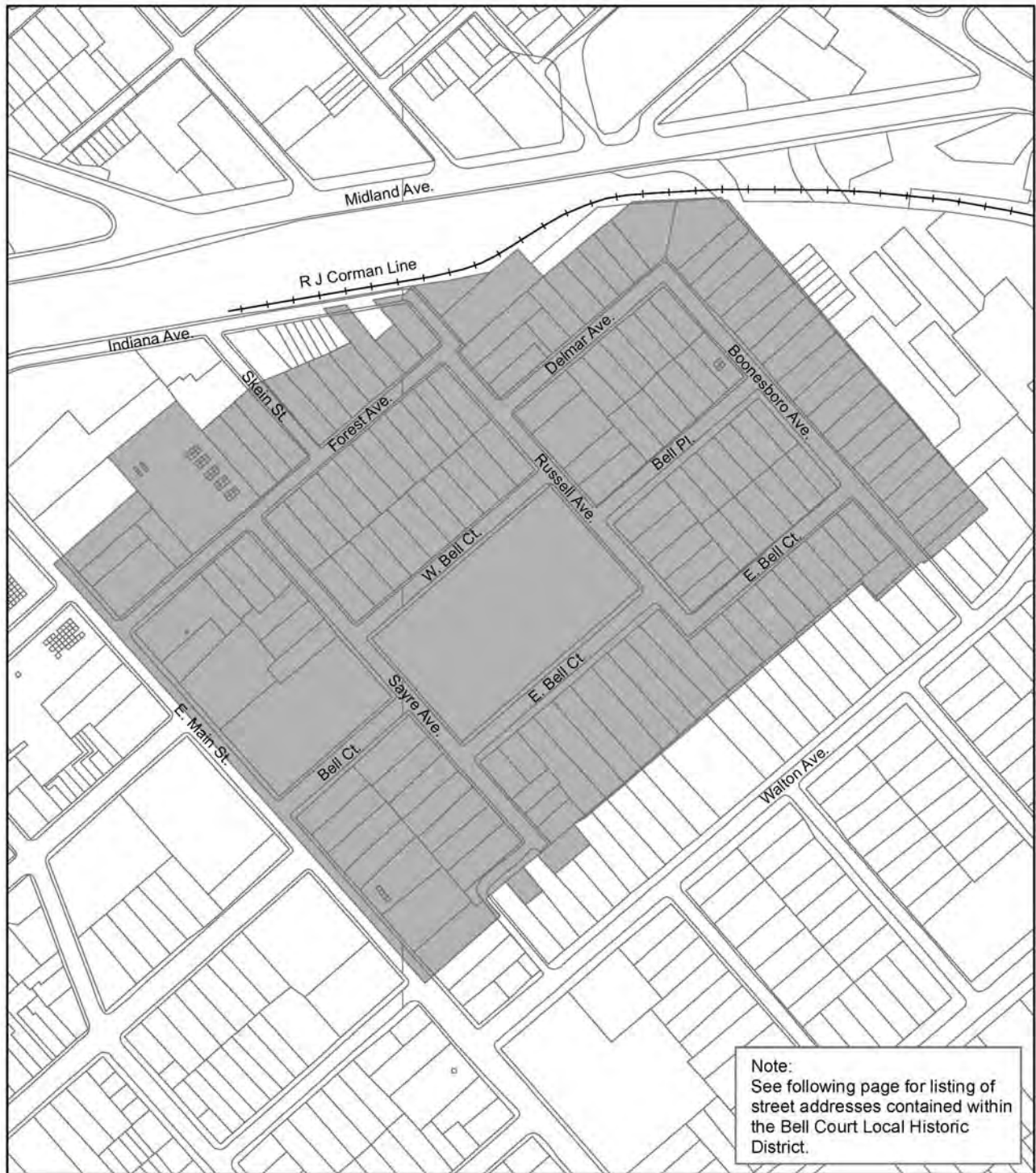
Lexington, Kentucky

Designated 1998



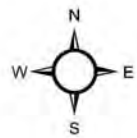
AYLESFORD HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Arlington Avenue	202 – 253	All
Aylesford Place	316 – 375	All
Central Avenue	508 – 658	All
Clay Avenue	128 & 131 – 333	All
Euclid Avenue	427 – 467	Odd
Grosvenor Avenue	301 – 342	All
High Street – East	302 – 334	Even
High Street – East	342 – 482	All
High Street – East	538 – 732	All
Kentucky Avenue	131 – 181	All
Kentucky Avenue	205 – 274	All
Lafayette Avenue	307 – 344	All
Linden Walk	311 – 398	All
Maxwell Street – East	300 – 473 & 520	All
Old Lafayette Avenue	124 – 143	All
Old Park Avenue	121 – 187	All
Old Vine Street	450	Only
Oldham Avenue	312 – 385	All
Park Avenue	309 – 376	All
Preston Court	4 – 14	All
Ransom Court	122 – 163	All
Rose Street	208 – 282	Even
Transylvania Park	309 – 375	All
Woodland Avenue	127 – 180	All
Woodland Avenue	300 – 361	All
Woodland Avenue	365 – 387	Odd



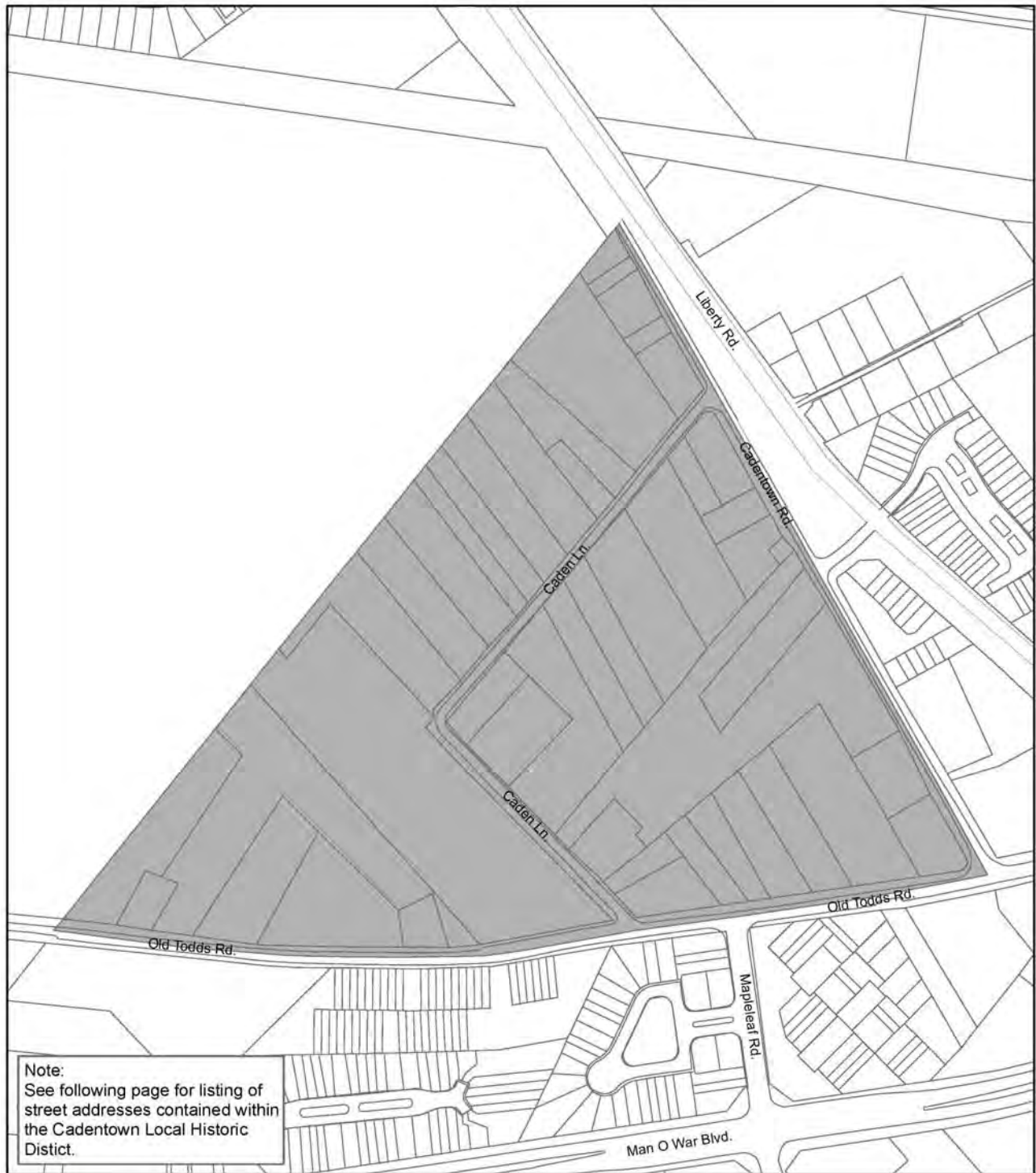
LFUCG 2018

Bell Court Local Historic District
(H-1 Overlay Zone)
Lexington, Kentucky
Designated 1990



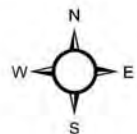
BELL COURT HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Bell Court – East	130 – 232	Even
Bell Court – East	209 – 231	Odd
Bell Court – West	137 – 165	Odd
Bell Place	210 – 260	All
Boonesboro Avenue	525 – 625	Odd
Boonesboro Avenue	624	Only
Delmar Avenue	216 – 262	Even
Delmar Avenue	237 – 255	Odd
Forest Avenue	117 – 173	Odd
Forest Avenue	116 – 172	Even
Main Street – East	497 – 631	Odd
Russell Avenue	505 – 615	Odd
Sayre Avenue	520 – 636	Even
Sayre Avenue	545 – 629	Odd



LFUCG 2018

Cadentown Local Historic District
(H-1 Overlay Zone)
Lexington, Kentucky
Designated 2001



CADENTOWN HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Caden Lane	630 – 791	All
Cadentown Road	2838 – 2986	Even
Liberty Road	2822 – 2830	Even
Old Todds Road	3011 – 3085	Odd



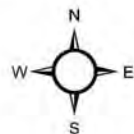
LFUG 2018

Constitution Local Historic District

(H-1 Overlay Zone)

Lexington, Kentucky

Designated 1976



CONSTITUTION HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Constitution Street	109 – 165	Odd
Constitution Street	112 – 164	Even
Limestone – North	194 – 262	Even
Limestone – North	312	Only
Martin Luther King – North	303	Only
Third Street – East	110 – 152	Even
Third Street – East	135 – 167	Odd



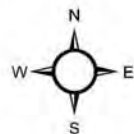
LFUCG 2016

Elsmere Park Local Historic District

(H-1 Overlay Zone)

Lexington, Kentucky

Designated 1976



ELSMERE PARK HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Elsmere Park	600 – 674	Even
Elsmere Park	607 – 685	Odd



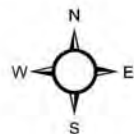
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Fayette Park Local Historic District

(H-1 Overlay Zone)

Lexington, Kentucky

Designated 1985



FAYETTE PARK HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Fayette Park	414 – 444	Even
Fayette Park	417 – 439	Odd



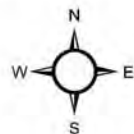
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Gratz Park Local Historic District

(H-1 Overlay Zone)

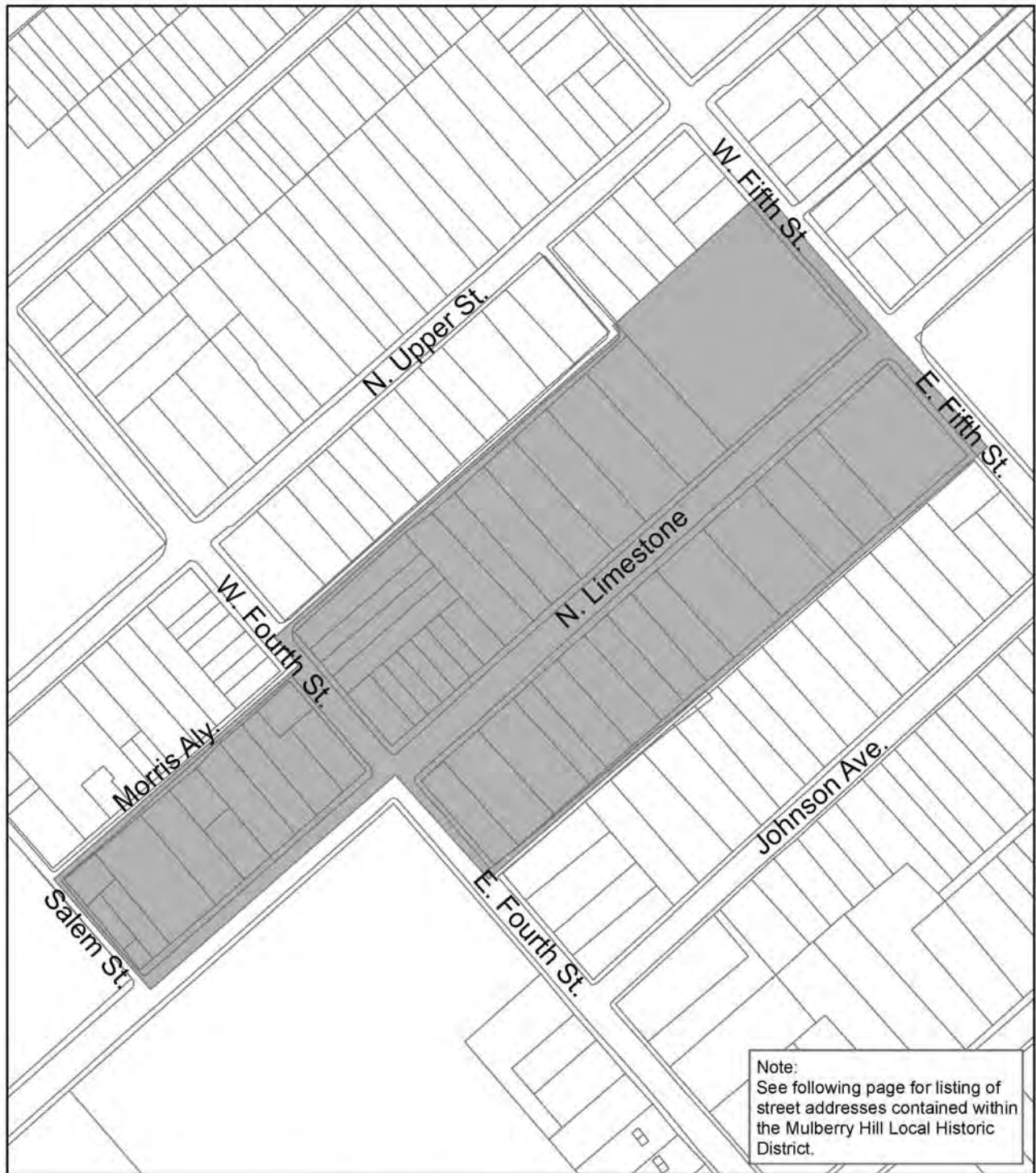
Lexington, Kentucky

Designated 1958, 1965



GRATZ PARK HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Market Street	200 – 262	Even
Market Street	253	Only
Mill Street – North	201 – 247	Odd
Second Street – West	251	Only
Third Street – West	304	Only



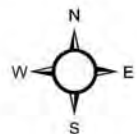
LFUGO 2018

Mulberry Hill Local Historic District

(H-1 Overlay Zone)

Lexington, Kentucky

Designated 1985



MULBERRY HILL HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Fourth Street – West	112	Only
Fourth Street – West	203 – 209	Odd
Limestone – North	337 – 461	Odd
Limestone – North	400 – 468	Even
Salam Street	105 – 113	Odd



Northside Local Historic District

Map 1 of 2
(H-1 Overlay Zone)

Lexington, Kentucky
Designated 1972, 1976



LFUG 2018



NORTHSIDE HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Broadway – North	176 – 262	Even
Broadway – North	231 – 331	Odd
Broadway – North	407 & 429	Only
Broadway – North	420 – 628	Even
Broadway – North	501 – 649	Odd
Hampton Court	25 – 105	Odd
Hampton Court	310 – 360	Even
Jefferson Street	212	Only
Miller Street	220 – 248	Even
Miller Street	223 & 229 & 249	Only
New Street	340 – 362	Even
Second Street – West	320 – 324	Even
Second Street – West	331	Only
Second Street – West	417 – 487	Odd
Second Street – West	420 – 486	Even
Sixth Street – West	313 & 315	Only
Sixth Street	405 – 467	Odd
Sixth Street – West	408 – 480	Even
Third Street – West	318 – 478	Even
Third Street – West	405 – 497	Odd



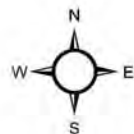
Northside Local Historic District

Map 2 of 2
(H-1 Overlay Zone)

Lexington, Kentucky
Designated 1972, 1976



LFUGO 2018



NORTHSIDE HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Broadway – North	176 – 262	Even
Broadway – North	231 – 331	Odd
Broadway – North	407 & 429	Only
Broadway – North	420 – 628	Even
Broadway – North	501 – 649	Odd
Hampton Court	25 – 105	Odd
Hampton Court	310 – 360	Even
Jefferson Street	212	Only
Miller Street	220 – 248	Even
Miller Street	223 & 229 & 249	Only
New Street	340 – 362	Even
Second Street – West	320 – 324	Even
Second Street – West	331	Only
Second Street – West	417 – 487	Odd
Second Street – West	420 – 486	Even
Sixth Street – West	313 & 315	Only
Sixth Street	405 – 467	Odd
Sixth Street – West	408 – 480	Even
Third Street – West	318 – 478	Even
Third Street – West	405 – 497	Odd



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Seven Parks Local Historic District

(H-1 Overlay Zone)

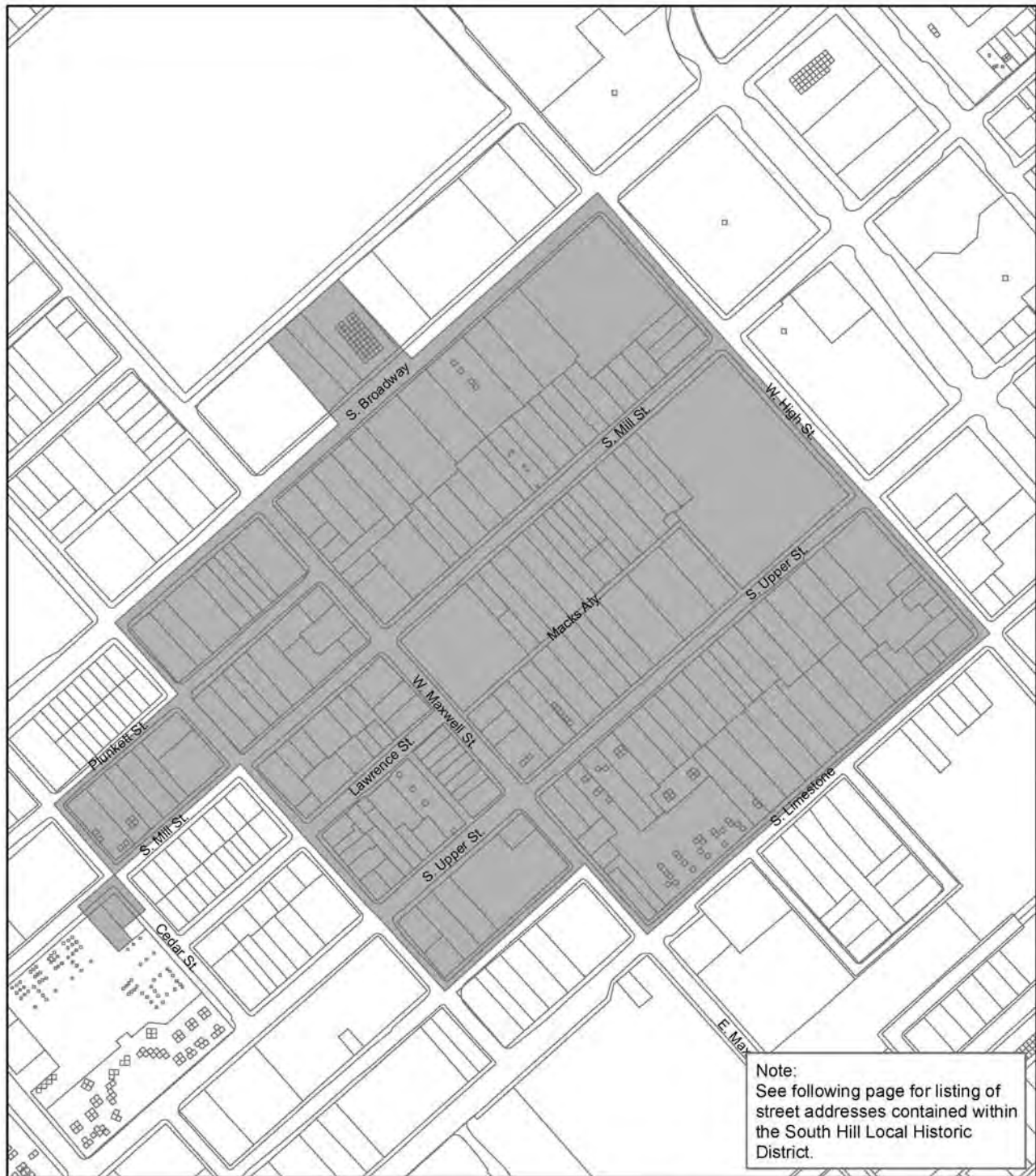
Lexington, Kentucky

Designated 1997



SEVEN PARKS HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Arcadia Park	107 – 611	All
Barberry Lane	110 – 248	All
Dantzler Court	200 – 329	All
Dantzler Drive	102 – 123	All
Elizabeth Street	1599 – 1615	All
Nicholasville Road	1533 – 1626	All
Nicholasville Road	1635 & 1637 & 1641	Only
Nicholasville Road	1701 & 1705	Only
Shawnee Place	108 – 162	All



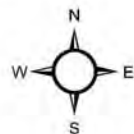
LFUCG 2018

South Hill Local Historic District

(H-1 Overlay Zone)

Lexington, Kentucky

Designated 1972, 1976



SOUTH HILL HISTORIC DISTRICT

<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Broadway – South	300 – 432	Even
Broadway – South	355 – 367	Odd
Cedar Street	224	Only
High Street – West	102 – 316	Even
Jersey Street	431 & 433	Only
Lawrence Street	432 & 436	Only
Limestone – South	201 – 289	Odd
Macks Alley	329 – 373	Odd
Maxwell Street – West	117 – 319	Odd
Maxwell Street – West	120 – 310	Even
Mill Street – South	315 – 525	Odd
Mill Street – South	318 – 432	Even
Mill Street – South	600 & 602	Only
Pine Street	209 – 255	Odd
Pine Street	316	Only
Plunkett Street	406 – 414	Even
Plunkett Street	407	Only
Upper Street – South	312 – 432	Even
Upper Street – South	327 – 429	Odd



Note:
See following page for listing of
street addresses contained within
the Western Suburb Local Historic
District.



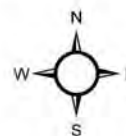
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Western Suburb Local Historic District

(H-1 Overlay Zone)

Lexington, Kentucky

Designated 1975, 2014



WESTERN SUBURB HISTORIC DISTRICT

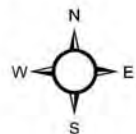
<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Ballard Street	611	Only
Ballard Street	638 – 644	Even
Jefferson Street	110	Only
Jefferson Street	113 – 119	Odd
Jefferson Street	149 – 153	Odd
Main Street – West	601 – 753	Odd
Main Street – West	551 & 574 & 582 & 588	Only
Main Street – West	608 – 646	Even
Old Georgetown Street	112 – 146	Even
Old Georgetown Street	109 – 173	Odd
Quin-Shearer Court	578 – 582	Even
Saunier Avenue	151	Only
Short Street – West	500 – 752	Even
Short Street	423 – 511	Odd
Short Street – West	563 – 721	Odd



LFUCG 2018

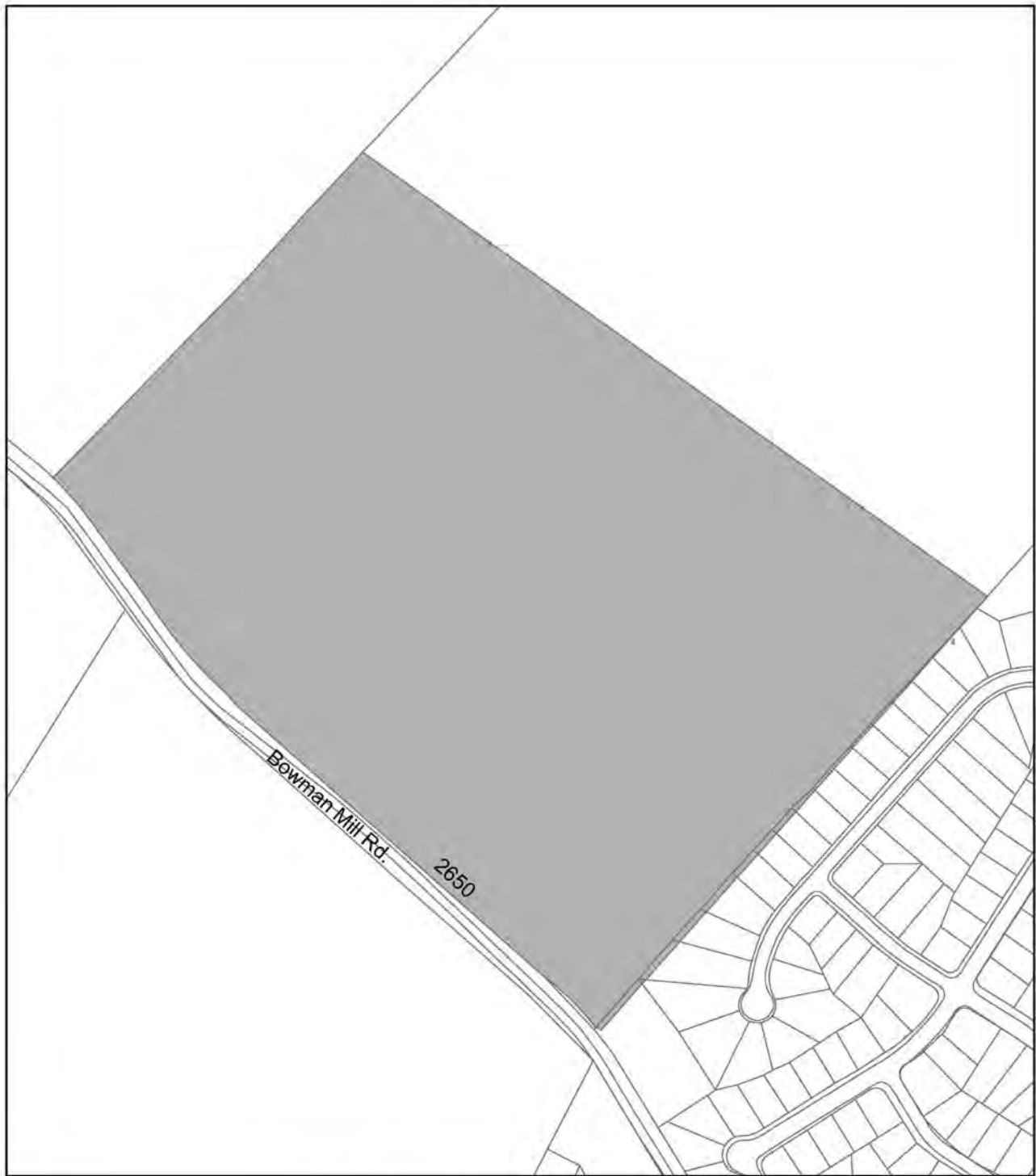
Woodward Heights Local Historic District (H-1 Overlay Zone) Lexington, Kentucky

Designated 1987



WOODWARD HEIGHTS HISTORIC DISTRICT

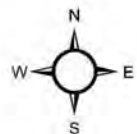
<u>STREET</u>	<u>ADDRESS</u>	<u>EVEN/ODD</u>
Cross Street	412	Only
High Street – West	628 – 864	Even
High Street – West	731	Only
High Street – West	817 – 859	Odd
Madison Place	300 – 356	Even
Madison Place	303 – 355	Odd
Maxwell Street - West	700 – 900	Even
Maxwell Street – West	705 – 841	Odd
Merino Street	314 – 370	Even
Merino Street	321 – 367	Odd
Merino Street	413	Only

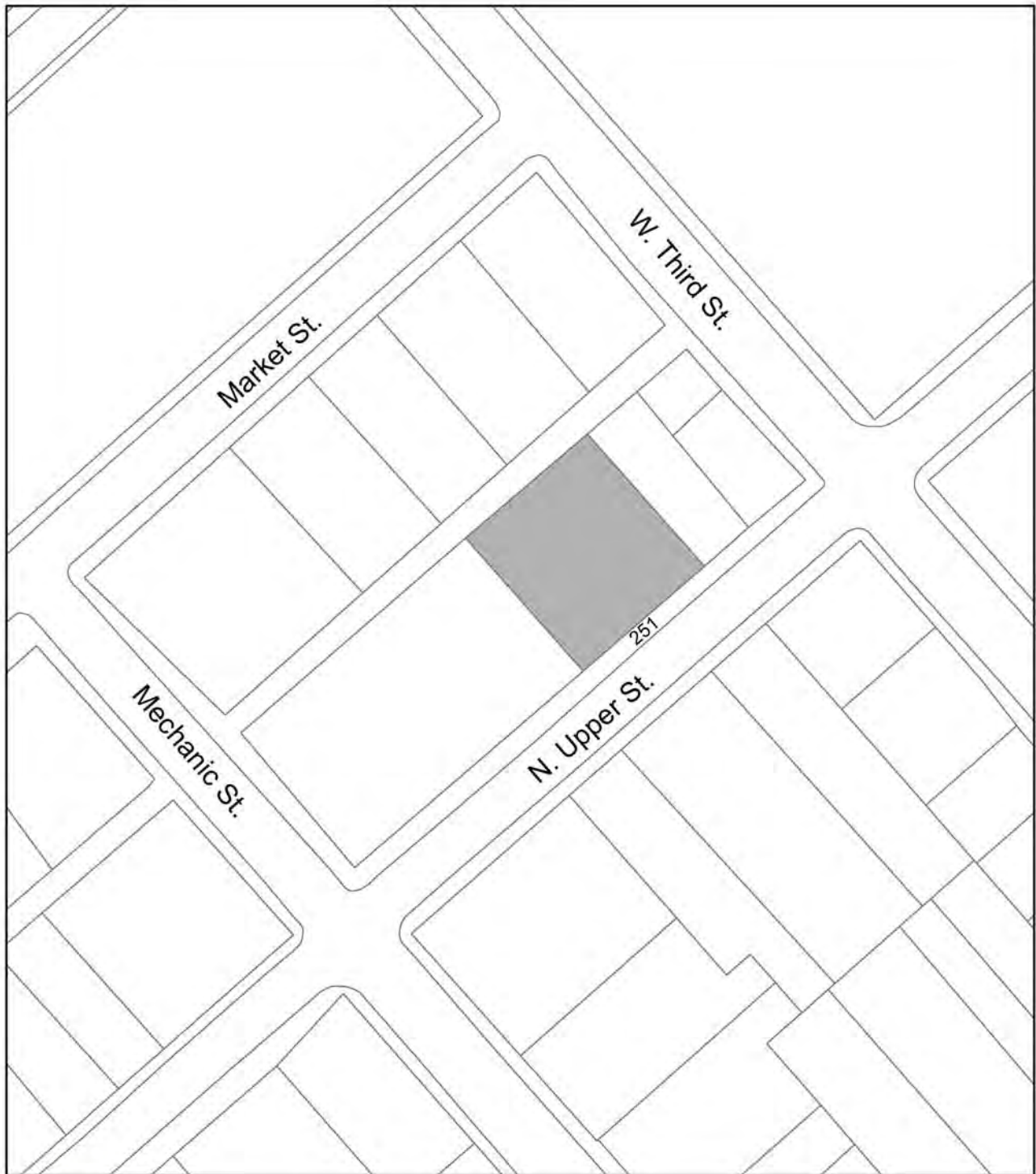


LFUGO 2018

Helm Place Local Landmark
(H-1 Overlay Zone)
Lexington, Kentucky

Designated 1990

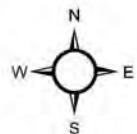




LFUGO 2018

St. Paul AME Church Local Landmark
(H-1 Overlay Zone)
Lexington, Kentucky

Designated 1991



APPENDIX B: CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION FORM

Box below for office use only

Date Received:
Case Number:

Office Mailing Address
LFUCG
Division of Historic Preservation
200 East Main Street
Lexington, KY 40507

Office Location
LFUCG
Division of Historic Preservation
101 East Vine Street, Suite 220
Phone: 859-258-3265
FAX: 859-258-3394

Certificate of Appropriateness Application Form

Property Address:

Historic Districts:

Applicant: _____

Owner: _____

Mailing Address: _____

Mailing Address: _____

Phone: _____

Phone: _____

E-Mail: _____

E-Mail: _____

Please check if this is primary contact person _____

Please check if this is primary contact person _____

Description of Proposed Work:

Type of Work: (Check all that apply)

- ☐ **New Construction:** Construction of a new building, additions, garages, sheds, etc.
- ☐ **Renovation work:** includes, but is not limited to, all exterior changes to an existing building, windows, doors, roofing, etc.
- ☐ **Sitework:** Adding landscape features (walks, patios, fencing, retaining walls, etc.)
- ☐ **Signage:** Installation of a sign on a building or site.
- ☐ **Demolition:** Removal of any building feature(s) or the razing of any structure (s). For all demolition, the applicant must Comply with Article 13 of the Zoning Ordinance.
- ☐ **Other:** _____

Owner's Signature: _____

Date: _____

By signing this application, I acknowledge that I have reviewed the proposed scope of work and am Responsible for compliance with any Certificate of Appropriateness or Overlay Permit issued for this project. (Owner's Original signature is required for all applications.)

Applicant's Signature: _____

Date: _____

I hereby certify that the proposed work is accurately described and authorized by the owner of record, and I am acting on behalf on the owner to make this application as the authorized agent.

→ See next page for Certificate of Appropriateness Submission Requirements

Submission Requirements for Certificate of Appropriateness Form

Your application may require certain drawings. Each application is different and, therefore, may have different drawing requirements. These drawings will help the Board of Architectural Review understand your proposal. A staff member in the Historic Preservation office can meet with you to determine which items in the checklist below should be submitted for the Board review.

Once the Staff has determined what should be submitted, the application should be returned to the Historic Preservation Office along with those items by the application deadline. Additional materials may be requested at any point during the Process to insure the Board has adequate information for review. **If materials requested fail to be submitted by the deadline, the application will be excluded from the agenda and will not be placed on the agenda until all requests are satisfied.**

New Construction/Room Additions

- All Elevations
- Floor plans
- Site plans
- Wall Section
- Detailed drawings for items such as cornice and gutter construction, porch railing, window trim, dormers and doors.
- Drawings showing new structure in relation to adjacent structures and/or existing building.

Rehabilitation

- Elevations of any façade when new elements are applied.
- Detail drawings of any new elements.
- Photos of rehabilitation area.

Site Changes

- Site plan showing any changes (fences, pools, landscaping, etc.)
- Dimension and details of any fence or any other such site elements.

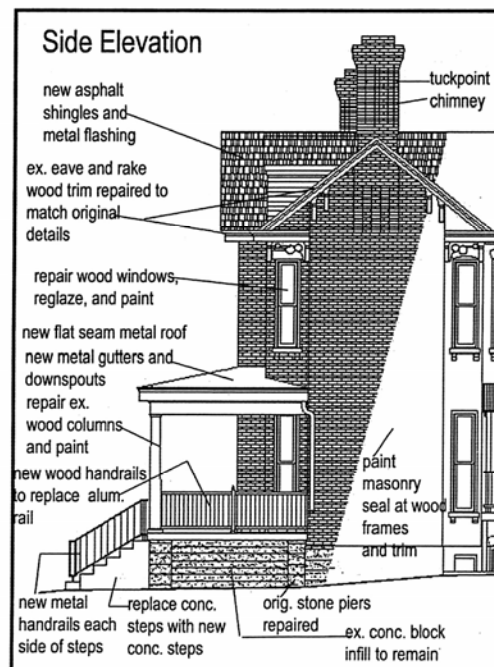
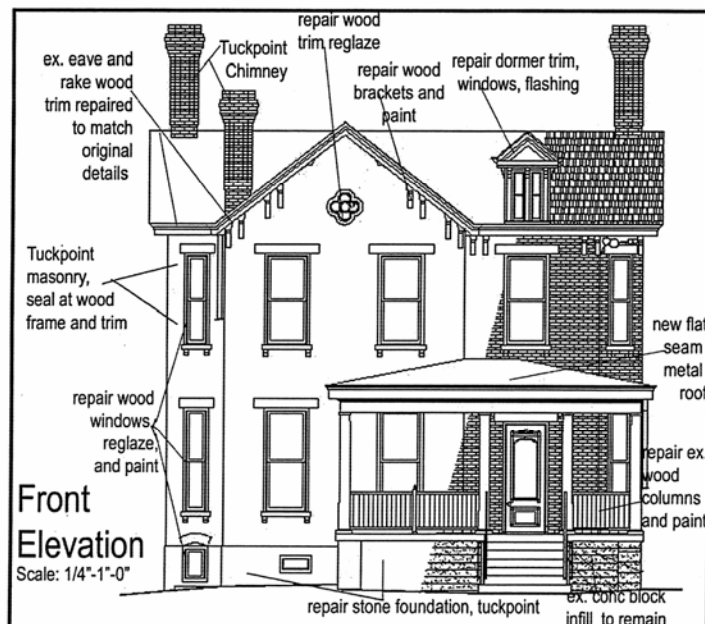
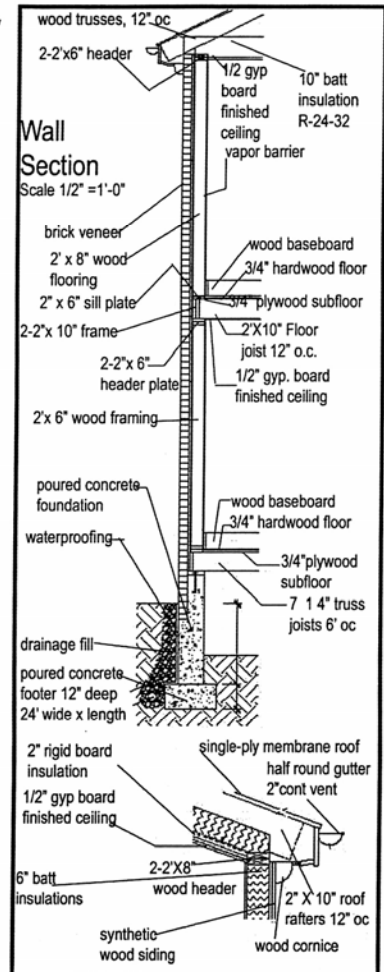
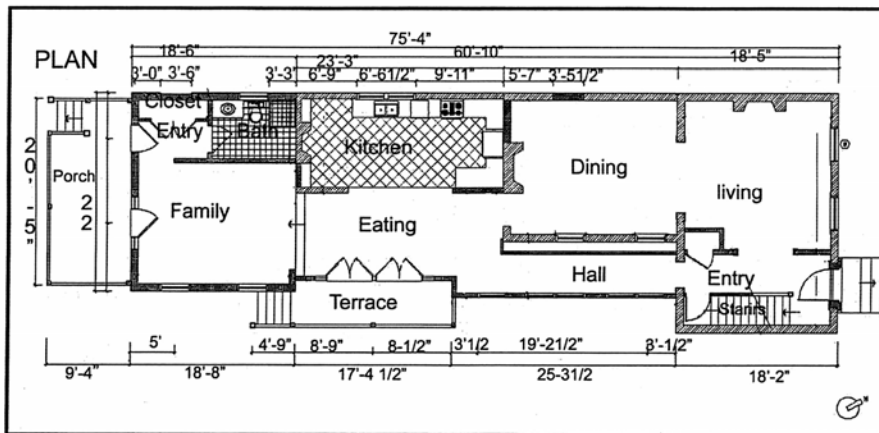
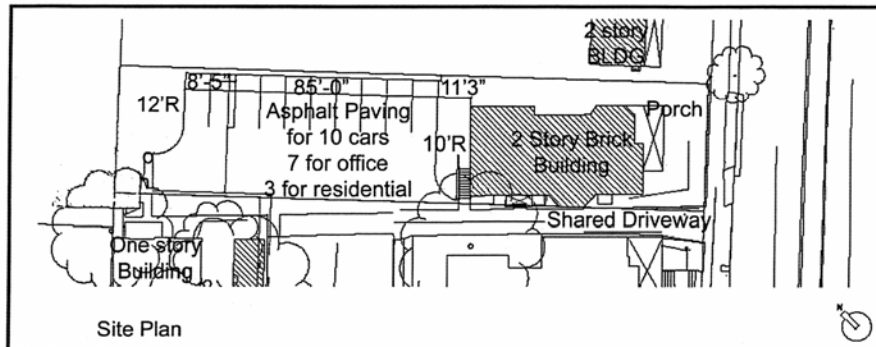
Demolition *(see also Article 13 of the LFUCG Zoning Ordinance and Guidelines)*

- Digital photos
- Compliance with Article 13 of the LFUCG Zoning Ordinance

Notes

→ See next page for Drawing Requirement Details

Examples of Drawings Required



For Historic Preservation Office Use Only

Case Number: _____ **Date Received:** _____

Referral

- ☐ Referral to Board BOAR Meeting Date: _____
☐ Staff Review Staff Review Date: _____

Comments: _____

Staff Recommendation

Date COA issued: _____
☐ Approve ☐ Approve with Conditions

Comments: _____

Decisions By:

- ☐ Board of Architectural Review Date: _____
☐ Historic Preservation Office Staff Date: _____

Final Action

- ☐ Approve ☐ Approve with Conditions ☐ Disapprove

Historic Preservation Office Staff

Date: _____

APPENDIX C: SAMPLE COMPLETED COA PERMITS

**CERTIFICATE OF APPROPRIATENESS
TO ALTER PROPERTY WITHIN A HISTORIC DISTRICT**

Sample of Staff Issued
Certificate of
Appropriateness

ISSUED TO:

[Property Owner or Applicant], for property at **[Property Address]** in the Historic District.

WHEREAS:

The BOARD OF ARCHITECTURAL REVIEW met on October 03, 1989, February 20, 1990, November 17, 1992 and voted to delegate review powers to the Historic Preservation Office staff, including the review of the request(s) herein.

The HISTORIC PRESERVATION OFFICE STAFF has reviewed the request to perform the following exterior changes to the property.

1. Remove asphalt siding from structure and leave the wood clapboard siding exposed.
2. Repair eaves, fascias, clapboard siding, handrail spindles and downspouts as required with similar material and design.
3. Prepare all wood surfaces as required for painting.
4. Tuck-point masonry as required.
5. Install storm windows as needed.

THE HISTORIC PRESERVATION OFFICE STAFF finds that the request is in compliance with the Board of Architectural Review Local Historic District and Landmark Design Guidelines and all other requirements set forth by the Board of Architectural Review.

The staff further finds that a Certificate of Appropriateness may be issued as prescribed under section 13-7 (b) (2) of the Lexington-Fayette County Zoning Code.

The issuance is made subject to the following conditions:

1. That the proposed work be consistent with plans specifications presented, discussed and approved by the Historic Preservation Staff on November 15, 0000.
2. Mortar mix, color and joint tooling is to closely match that of the original/existing masonry work.

NOW, THEREFORE:

This Certificate of Appropriateness is issued to Property Name for property **[Property Address]** in the Historic District. The property may now be considered for issuance of a building permit by the Building Inspection Division or if a building permit is not required for the alterations requested, the work may begin.

SIGNED: _____

Bettie L. Kerr
Lexington Fayette Urban County Government
Director of Historic Preservation

DATE: November 15, 0000

CASE NO: 012345678

CERTIFICATE EXPIRES: November 14, 0000

**CERTIFICATE OF APPROPRIATENESS
TO ALTER PROPERTY WITHIN A HISTORIC DISTRICT**

I S S U E D T O:

[Property Owner or Applicant], for property at **[Property Address]** in the Historic District.

W H E R E A S:

The BOARD OF ARCHITECTURAL REVIEW met on August 13, 0000 and voted to issue a Certificate of Appropriateness for the subject property in order to:

1. Remove addition; construct addition at main structure.
2. Construct garage addition.

The approval was made subject to the following Conditions:

1. That the proposed work be consistent with plans and specifications presented, discussed and approved at the August 13, 0000 BOAR meeting.
2. Should any other LFUCG Agency require changes from those drawings as approved, those changes are to come back to the staff for review and approval.

W H E R E A S:

Property owners within 200 feet of the above property have been notified of this request and legal notice of the meeting of the Board of Architectural Review was given by publication in the Lexington Herald-Leader in accordance with Section 7B-1 of Ordinance No. 153-89 relating to Historic Preservation and no objections having been received:

N O W, T H E R E F O R E:

This Certificate of Appropriateness is issued to Property Owner or applicant for property at **[Property Address]** in the Historic District. The property may now be considered for issuance of a building permit by the Building Inspection Division or if a building permit is not required for the alterations requested, the work may begin.

SIGNED: _____
Bettie L. Kerr
Lexington Fayette Urban County Government
Director of Historic Preservation

DATE: August 14, 0000

CASE NO: 123456789-F

CERTIFICATE EXPIRES: August 14, 0000

CERTIFICATE OF APPROPRIATENESS

Sample of Staff Issued
Certificate of
Appropriateness

TO ALTER PROPERTY WHICH

IS A DESIGNATED LOCAL HISTORIC LANDMARK

ISSUED TO:

[Property Owner or Applicant], for property at **[Property Address]** , Local Historic Landmark.

W H E R E A S:

The BOARD OF ARCHITECTURAL REVIEW met on October 03, 1989, February 20, 1990, November 17, 1992 and voted to delegate review powers to the Historic Preservation Office staff, including the review of the request(s) herein.

The HISTORIC PRESERVATION OFFICE STAFF has reviewed the request to perform the following exterior changes to the property.

1. Repair the front portico of structure including but not limited to the repair of splayed column base and the repair/replacement of deteriorated/damage wood trim, clapboard, rake boards, cornice moldings, etc.
2. Reline the existing box gutters with painted tern metal.

THE HISTORIC PRESERVATION OFFICE STAFF finds that the request is in compliance with the Board of Architectural Review Local Historic District and Landmark Design Guidelines and all other requirements set forth by the Board of Architectural Review.

The staff further finds that a Certificate of Appropriateness may be issued as prescribed under section 13-7 (b) (2) of the Lexington-Fayette County Zoning Code.

The issuance is made subject to the following conditions:

1. That the proposed work be consistent with plans specifications presented, discussed and approved by the Historic Preservation Staff on October 13, 2006.
2. All exposed wood is to be painted.

N O W, T H E R E F O R E:

This Certificate of Appropriateness is issued to **[Property Owner and Applicant]** for property at **[Property Address]** a Local Historic Landmark. The property may now be considered for issuance of a building permit by the Building Inspection Division or if a building permit is not required for the alterations requested, the work may begin.

SIGNED: _____

Bettie L. Kerr
Lexington Fayette Urban County Government
Director of Historic Preservation

CERTIFICATE ISSUED: October 13, 2006
CERTIFICATE EXPIRES: October 13, 2007

CASE NO: 02242575-B

CERTIFICATE OF APPROPRIATENESS
TO ALTER PROPERTY WHICH
IS A DESIGNATED LOCAL HISTORIC LANDMARK

ISSUED TO:

[Property Owner or Applicant], for property at **[Property Address]**, a Local Historic Landmark.

W H E R E A S:

The BOARD OF ARCHITECTURAL REVIEW met on June 16, 1998 and voted to issue a Certificate of Appropriateness for the subject property in order to:

1. Demolish existing 19' by 27' wood frame garage.
2. Construct 20' by 30' wood frame garage having all walls and the roof of metal sheets having ribs at 9" on center.
3. Garage to have three metal 8' by 7' overhead door and one 3' pass door.

The approval was made subject to the following Conditions:

1. That the proposed work be consistent with plans specifications presented, discussed and approved by the Historic Preservation Staff on June 16, 1998.
2. The front wall is to be sided with the same 9" ribbed metal sheets as the other walls of the structure, in lieu of

W H E R E A S:

Property owners within 200 feet of the above property have been notified of this request and legal notice of the decision of the Board of Architectural Review was given by the publication in the June 4, 1998 on June 16, 1998 in accordance with Section 7B-1 of Ordinance No. 153-89 relating to Historic Preservation;

N O W, T H E R E F O R E:

This Certificate of Appropriateness is issued to **[Property Owner and Applicant]** for property at **[Property Address]**, a Local Historic Landmark. The property may now be considered for issuance of a building permit by the Building Inspection Division or if a building permit is not required for the alterations requested, the work may begin.

SIGNED: _____
Bettie L. Kerr
Lexington Fayette Urban County Government
Director of Historic Preservation

CERTIFICATE ISSUED: June 16, 1998

CERTIFICATE EXPIRES: June 16, 1999

CASE NO: 12345678

CERTIFICATE OF APPROPRIATENESS

Sample of
Certificate
Of
Appropriateness
To be posted on
house

To alter property within a historic district. This certificate has been issued for the following work at **[Property Address]** in the Historic District

- 1. Remove addition; construct addition at main structure.**
- 2. Construct garage addition.**

The approved work has been found to be in compliance with the Board of Architectural Review Local History District and Landmark Design Guidelines and all other requirements set forth by the Board of Architectural Review. This Certificate of Appropriateness is issued as prescribed under Section 13 of the Lexington-Fayette county Zoning Code.

The plans and specifications for this work are on file at the Lexington-Fayette Urban County Government, Division of Historic Preservation, 200 East Main Street, Lexington Kentucky 40507. Further information may be obtained by contacting the Division of Historic Preservation at 258-3265.

This notice must be posted before work commences and must remain posted during the duration of the project. Notice is to be posted in a location visible to the public.

Case Number: 123456789-F

Date Issued: August 14, 0000

Date Expires: August 14, 0000

APPENDIX D: REVIEW OF ELEMENTS IN H-1 DISTRICTS

Review of Elements in H-1 Districts

SITE ELEMENTS			
PROPOSED WORK	BOAR APPROVAL REQUIRED FOR:	STAFF MAY GRANT APPROVAL FOR:	NO APPROVAL REQUIRED FOR:
Landscaping	Referrals from Staff	Tree removal and all landscape plans, except for referrals to Board	Planting repair and maintenance
Paved Surfaces	Substantial new parking/paving and referrals from staff	Repaving with material and configuration similar to existing, except for referrals to Board	Maintenance and repair to existing paved surfaces
Gravel	All gravel applications		
Patio/Terrace in rear yard	Referrals from staff	Installation of a patio at grade consisting of concrete, stone, or brick no more than 200sq feet	
Stepping stone	Referrals from staff	Installation of stepping stones	
Fences, Gates (See also Walls)	Referrals from staff	All fences and gates including removal of existing fences	Maintenance and repair to existing fences
Walls	All other walls and referrals from staff	Replacement walls, excepts for referrals to Board	Maintenance and repair to existing walls
Exterior Lighting	Referrals from staff	All exterior lighting except for referrals to Board	
Utilities	Referrals from staff	Location of new/existing service, except referrals to Board	
Signs/markers	All other signs and referrals from staff	Replacement signs and Bluegrass Trust plaques or installation of State Historic Markers except referrals to Board	
BUILDING ELEMENTS - REHABILITATION (Includes primary structures, outbuildings, garages, etc.)			
PROPOSED WORK	BOAR APPROVAL REQUIRED FOR:	STAFF MAY GRANT APPROVAL FOR:	NO APPROVAL REQUIRED FOR:
Openings (Windows & Doors)	New openings in existing buildings; removal or installation of new windows or doors; referrals from staff	Replacement with similar materials and configurations, except for referrals to Board	Repair of existing windows and/or doors with materials and configuration to match the original
Window Wells	Referrals from staff	All window wells, except referrals to Board	
Storm Windows & Doors	Referrals from staff	Installation of storm windows and doors, except for referrals to Board	Installation of interior storm sashes
Shutters	Referrals from staff	Removal of existing shutters and installation of new shutters, except for referrals to Board	Repair with materials and configuration to match existing
Awnings	Referrals from staff	All awnings except for referrals to Board	
Security Grilles and Handrails	Referrals from staff	All security grilles and handrails, except for referrals to Board	
Storefronts	Major rehabilitation of storefronts or storefront components; referrals from staff	Replacement storefront components with similar materials and configuration, except for referrals to Board	Repair of existing storefronts with materials and configuration to match existing
Foundations	Major rehabilitation of existing foundations, referrals from staff	Replacement with similar materials and configurations, except for referrals to Board	Repair with materials and configuration to match original

BUILDING ELEMENTS - REHABILITATION (Includes primary structures, outbuildings, garages, etc.) (con't.)			
PROPOSED WORK	BOAR APPROVAL REQUIRED FOR:	STAFF MAY GRANT APPROVAL FOR:	NO APPROVAL REQUIRED FOR:
Roofs (including skylights, vents, downspouts, chimneys, chimney caps)	Referrals from staff	All roof replacements; installation of skylights, downspouts, chimneys, chimneys caps, and roof vents, except for referrals to Board	Repair with materials and configuration to match original
Porches & Decks	Major rehabilitation of porches/decks; enclosing porches/decks; referrals from staff	Replacement with similar materials and configuration, except for referrals to Board	Repair with materials and configuration to match original
Architectural Details	Major rehabilitation; referrals from staff	Replacement of details with similar details, except when part of major rehabilitation; except for referrals to Board	Repair with materials and configuration to match existing
Exterior Materials (wood, masonry, metals, synthetics)	Installation of new materials; application of synthetic materials; referrals from staff	Replacement with similar materials except when part of major rehabilitation; except for referrals to Board	Repair with materials and configuration to match existing
Tuckpointing	All other tuckpointing; referrals from staff	Tuckpointing with lime mortar, except for referrals to Board	
Concrete block	Referrals from staff	Painting or stucco applications to exposed concrete block structures or foundations.	
Painting	Painting unpainted original materials		Paint colors
Cleaning Exterior Surfaces	All other cleaning techniques	Chemical cleaning	Low pressure water cleaning (contact staff for more information)
BUILDING ELEMENTS - NEW CONSTRUCTION (Includes primary structures, outbuildings and garages, etc.)			
PROPOSED WORK		BOAR APPROVAL REQUIRED FOR	
New Construction (additions, garages, storage buildings, new buildings)		All new construction	
BUILDING ELEMENTS - DEMOLITION (Includes primary structures, outbuildings, and garages, etc.)			
PROPOSED WORK		BOAR APPROVAL REQUIRED FOR	
Demolition		All demolition	

Please refer to Design Guidelines for further details. For copies of the guidelines, to apply for a Certificate of Appropriateness and for assistance, please contact the staff of the Division of Historic Preservation.

Lexington-Fayette Urban County Government
Division of Historic Preservation
(859) 258-3265

**APPENDIX E: ARTICLE 13 OF THE LEXINGTON-FAYETTE URBAN COUNTY
ZONING ORDINANCE**

ARTICLE 13

HISTORIC PRESERVATION

13-1 INTENT

13-1(a) PURPOSE - In order to promote the economic and general welfare of the people of Fayette County and of the general public, and to ensure the complementary, orderly and efficient growth and development of Fayette County, it is deemed essential by the Lexington-Fayette Urban County Council that the qualities relating to the history of the county, and a harmonious outward appearance of structures which preserve property values and attract tourists and residents alike, be preserved. It is the finding of the Lexington-Fayette Urban County Council that the individual nature and character of this county cannot be properly maintained or enhanced unless its distinctive historic districts, landmarks, sites, neighborhoods, areas, places, structures, improvements, geological and archaeological sites are preserved.

13-1(b) POLICIES - The Lexington-Fayette Urban County Council hereby declares, as a matter of public policy, that the preservation, protection, perpetuation and use of historic districts; landmarks; sites; neighborhoods; areas; places; structures; improvements; and geological and archaeological sites having a special, unique, or distinctive character or a special historic, aesthetic; architectural; archaeological; geological or cultural significance or value; and which serve as visible reminders of the history and heritage of this county, state or nation, are public necessities. The protection of these is required in the interest of the economic well being, prosperity, health, safety and general welfare of the people.

13-1(c) GOALS - The goal of this Article is to effect the purpose and policy, as set forth in the above findings, and specifically, but not exclusively, to:

13-1(c)(1) - Give such designations and to enact such regulations as are needed to protect against destruction, degradation, or encroachment upon historic districts; landmarks; sites; neighborhoods; areas; places; structures; improvements; and geological and archaeological sites having a special, unique or distinctive character or a special historic, aesthetic, architectural, archaeological, geological or cultural significance or value and which serve as visible reminders of the history and heritage of this county, state or nation;

13-1(c)(2) Encourage the use of existing buildings through adaptive rehabilitation so as to enhance the diversity and interest of the county; however, such encouragement shall not imply a particular zoning designation;

13-1(c)(3) Encourage construction which will lead to continuation, conservation and improvement in a manner appropriate to the preservation of the county's history and heritage as is embodied and reflected in such historic districts, landmarks, sites, neighborhoods, places, structures, improvements, areas, and geological and archaeological sites;

13-1(c)(4) Promote and strengthen the economy of the county by maintaining tourist attractions which serve as stimuli to business and industry;

13-1(c)(5) Prevent the creation of environmental influences adverse to such purposes;

13-1(c)(6) Assure that continued new structures and alterations to existing structures within historic districts, sites, areas, neighborhoods, places, and geological and archaeological sites will be in keeping with the visual and aesthetic character to be preserved so as to stabilize and improve property values;

13-1(c)(7) Foster civic pride in the value of accomplishments of the past;

13-1(c)(8) Promote the educational, cultural, economic and general welfare of the people; and

13-1(c)(9) Meet requirements in order to qualify the Lexington-Fayette Urban County Government to be a Certified Local Government under the National Historic Preservation Act.

13-2 APPLICATION REGULATIONS - The historic classifications and regulations hereunder shall be established in addition to the zone classifications and regulations as shown on the zoning map atlas for the subject areas. These regulations are intended to preserve and protect historic or architecturally worthy historic districts, landmarks, sites, neighborhoods, areas, places, structures, improvements, geological and archaeological sites. The use, dimensions and other requirements for said zones, as provided in the Zoning Ordinance, shall apply. Where there are conflicts between the procedures and regulations within the Zoning Ordinance, the more restrictive shall apply.

13-3 DEFINITIONS - As used in this Article, the following terms shall mean:

13-3(a) BOARD - The Board of Architectural Review of the 13 – 2 Lexington-Fayette Urban County Government.

13-3(b) CERTIFIED LOCAL GOVERNMENT - A government meeting the requirements of the National Historic Preservation Amendments Act of 1980 (P.L. 96-515) and the implementing regulations of the U.S. Department of the Interior and the Kentucky Heritage Council.

13-3(c) CERTIFICATE OF APPROPRIATENESS – A document which certifies the findings of the Board of Architectural Review or the Historic Preservation Officer that the work proposed by the applicant is appropriate in a zone protected by an H-1 overlay. The Certificate shall also delineate any conditions imposed by the Board or Historic Preservation Officer in approving the request. In order to grant a Certificate, the Board or the Historic Preservation Officer shall consider all circumstances related to the proposal, and may grant the Certificate if it finds that the proposed changes are consistent with the guidelines adopted by the Historic Preservation Commission.

13-3(d) COMMISSION - The Historic Preservation Commission of the Lexington-Fayette Urban County Government.

13-3(e) DEMOLITION - Any act in a zone protected by an H-1 overlay that destroys, in whole or in part, a landmark or a building or structure, or which results in the moving of any landmark, building or structure.

13-3(f) EXTERIOR CHANGE - Rehabilitation or replacement which is not ordinary maintenance and repair. New construction of any building element, addition, building or structure is an exterior change. Demolition of any building element, addition, building or structure is an exterior change.

13-3(f) (1) EXTERIOR CHANGE includes, but is not limited to:

(a) MAJOR REHABILITATION, REPLACEMENT AND INSTALLATION OF BUILDING ELEMENTS.

- (1) Rehabilitating large amounts of existing building elements when repairs are made with materials of the same size, shape, and style configuration, texture and material color;
- (2) Rehabilitating/replacing existing building elements when changes are made in materials, style or configuration;
- (3) Installing new building elements;
- (4) Replacing missing building elements and/or materials;
- (5) Painting a structure or material not previously painted;
- (6) Removing paint from a material previously painted.

(b) MAJOR REHABILITATION, REPLACEMENT AND INSTALLATION OF SITE ELEMENTS

- (1) Rehabilitating large amounts of existing site elements when repairs are made with materials of the same size, shape, style, configuration, texture and material color;
- (2) Rehabilitating or replacing existing site elements when changes are made in materials, style or configuration;
- (3) Installing new site elements;
- (4) Replacing missing site elements or materials;
- (5) Painting a site element not previously painted;
- (6) Removing paint from a site element which has been painted;
- (7) Removing trees with trunks more than 10" in diameter;
- (8) Major landscaping projects, including installation, relocation or re-design of new or existing site elements;
- (9) Disturbing fields, archaeological and other land features by demolition or new construction on sites;
- (10) Rehabilitating or replacing existing signs when changes are made in materials, style and configuration;
- (11) Installing new signs.

13-3(g) HISTORIC DISTRICT AND LANDMARK – An area, neighborhood, place, building, structure, site or improvements meeting one or more of the following criteria and designated by the Urban County Council as a zone protected by an H-1 overlay:

- (1) It has value as a part of the cultural or archaeological heritage of the county, state or nation;
- (2) Its location is a site of a significant local, state or national event;
- (3) It is identified with a person or persons or famous entity who significantly contributed to the development of the county, state or nation;
- (4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the county, state or nation;
- (5) It has value as a building that is recognized for the quality of its architecture and that retains sufficient element showing its architectural significance;
- (6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;
- (7) It has character as a geographically definable area possessing a significant concentration of buildings or structures united by past events or by its plan or physical development;
- (8) It has character as an established and geographically definable residential neighborhood, agricultural area, or business district, united by culture, architectural style or physical plan and development; or
- (9) It is the place or setting of some unique geological or archaeological location.

13-3(h) HISTORIC PRESERVATION OFFICE STAFF - The staff to the Historic Preservation Commission and to the Board of Architectural Review shall be the Historic Preservation Office of the Lexington-Fayette Urban County Government. Assistance shall be given by the staff to the Board of Architectural Review and the Historic Preservation Commission in the administration of this Article.

The Urban County Government shall employ a staff in compliance with Certified Local Government requirements. Historic Preservation Office staff shall have expertise in historic preservation.

13-3(i) ORDINARY MAINTENANCE AND REPAIR - The correction of minor deterioration to site and building elements and structures when changes are made with the same materials with the same size, shape, configuration, style, texture and material color.

13-3(i) (1) ORDINARY MAINTENANCE AND REPAIR includes the following activities:

(a) ROUTINE MAINTENANCE AND REPAIR OF BUILDING ELEMENTS

- (1) Repairing small amounts of existing building materials and elements when repairs are made with materials of the same size, shape, style, configuration, texture and material color;
- (2) Painting a structure or material that is already painted;
- (3) Caulking and weather stripping windows and doors.

(b) ROUTINE MAINTENANCE, AND INSTALLATION OF SITE ELEMENTS

- (1) Repairing site elements when repairs are made with materials of the same size, shape, style, configuration, texture and material color;
- (2) Pruning trees and shrubbery and removal of trees less than 10" in diameter;
- 3) Planting vegetable and flower gardens, except as part of a major landscaping plan;
- (4) Planting shrubs and trees, except as part of a major landscaping plan;
- (5) Installing temporary signs (real estate, political, etc.);
- (6) Installing house numbers, mailboxes and porch light fixtures.

13-4 HISTORIC PRESERVATION COMMISSION

13-4(a) ESTABLISHMENT - Pursuant to KRS 67.083, 67A.060(1), 67A.070, 82.026 and 100.203(1)(e), the Historic Preservation Commission of the Lexington-Fayette Urban County Government is hereby created. The existing Lexington-Fayette Urban County Historic Commission, created by Ordinance No. 206-74, has been abolished, along with Sections 2-86 through 2-90 of Chapter II of the Code of Ordinances; and former Article 13 of the Zoning Ordinance has been replaced by this Article. However, the designations of property as within an Historic District (H-1) zone, all decisions made under prior ordinances, and all actions under prior ordinances shall continue in full force and effect until repealed, modified or amended.

13-4(b) MEMBERSHIP - The Historic Preservation Commission shall consist of fifteen (15) voting members, including the chairman. All members must be residents of Fayette County and have demonstrated an interest in historic preservation prior to his/her serving, be willing to accept the chairmanship of a sub-committee if such duty is deemed necessary by the chairman, and attend an informational/educational meeting per year, approved by the State Historic Preservation Office. At least two (2) of the fifteen (15) members shall be preservation-related professionals. These include the professions of architecture, history, archaeology, architectural history,

historic preservation, planning or related disciplines, such as urban planning; American Studies; American Civilization; or Cultural Anthropology. When the Historic Preservation Commission reviews an issue, and that field is not represented on the Historic Preservation Commission, the Historic Preservation Commission shall seek expert advice before rendering its decision.

Twelve (12) of the fifteen (15) members shall be nominated by organizations as follows:

- (1) A licensed architect nominated by the membership of the local chapter of the American Institute of Architects;
- (2) A licensed real estate person nominated by the membership of the Lexington Board of Realtors;
- (3) A person nominated by the Lexington-Fayette Urban County Tourist and Convention Commission;
- (4) A person nominated by the Board of the Land and Nature Trust of the Bluegrass;
- (5) A person nominated by the Board of the Blue Grass Trust for Historic Preservation;
- (6) One person nominated by the staff of the Division of Planning of the Lexington-Fayette Urban County Government; and
- (7) Six (6) persons nominated at the annual meeting of the general memberships of Neighborhood Associations containing a designated historic district. Each organization shall nominate three (3) candidates for each vacancy for which they are eligible to make nominations; provided, however, that not more than six (6) members shall be appointed to represent all the locally designated historic districts and that not more than one (1) of these six (6) members shall be from the same locally designated historic district. From the respective nominees, the Mayor shall appoint the members subject to confirmation by a majority of the members of the Lexington-Fayette Urban County Council. If any organization fails to make candidate and/or membership nominations within thirty (30) days after written request from the Mayor, the Mayor shall, with approval of a majority of the members of the Urban County Council, appoint any otherwise qualified person to represent such organization, and the person selected shall be appointed for the unexpired portion of the term.

Two (2) of the fifteen (15) members shall be selected as follows: one (1) member shall be appointed from persons in the banking profession and one (1) member shall be appointed from persons in the builder/developer field. The Mayor shall appoint these members subject to confirmation by a majority of the members of the Lexington-Fayette Urban County Council.

One (1) of the fifteen (15) members shall be the Chairman of the Board of Architectural Review who shall serve as an ex-officio, voting member of the Historic Preservation Commission.

Notwithstanding the provisions of Section (2)(A)(1)(b), all of the initial appointments to the twelve (12) memberships which represent organizations shall be by Mayoral appointment of any otherwise qualified member of such organization, subject to confirmation by a majority of the members of the Lexington-Fayette Urban County Council.

All members must meet the requirements for Certified Local Governments in Kentucky; and the Historic Preservation Commission shall prepare and keep on file, available for public inspection, the members' qualifications. Article 16, the Code of Ethics of the Lexington-Fayette Urban County Government Charter, shall apply to members of the Historic Preservation Commission.

13-4(c) OFFICERS - The Historic Preservation Commission shall have officers. The Chairman, Vice-Chairman and Treasurer shall constitute the Executive Committee, with the Secretary acting as liaison to other

government departments. Officers of the Executive Committee may serve consecutive terms. The Executive Committee shall have and exercise all of the authority of the Historic Preservation Commission, subject to the limitations imposed on the powers of the committees and of the directors of non-stock, nonprofit corporations by KRS 273.221, and except as otherwise expressly provided in this Article.

The Historic Preservation Commission shall annually elect one (1) of its members to be Chairman and one (1) of its members to be Vice-Chairman.

The Secretary of the Historic Preservation Commission shall be the Historic Preservation Officer, who shall also serve as a non-voting member of the Historic Preservation Commission.

13-4(d) LENGTH OF TERM - The terms of Historic Preservation Commission members, other than the Chairman of the Board of Architectural Review, shall be as follows:

13-4(d) (1) Members shall serve a term of four (4) years, except that the membership of those representing particular organizations or offices shall be deemed to have terminated upon their leaving their respective memberships or positions.

13-4(d) (2) Terms shall be staggered in such manner to allow the appointment or re-appointment of at least one half of the membership every two (2) years.

13-4(d) (3) - Term of membership shall extend from July 1 of one year through and until June 30 of the designated year.

13-4(d) (4) - Vacancies, when they occur during a term of office, shall be filled for the unexpired term in the manner prescribed for original appointment.

13-4(d) (5) - Members may serve consecutive terms but must go through the reappointment process to do so.

13-4(d) (6) Any member may be removed from office by a majority of the Council of the Lexington –Fayette Urban County Government.

13-4(e) COMPENSATION - The members shall serve without compensation but shall be reimbursed for expenses necessarily incurred in the performance of their duties, subject to sufficient funds being appropriated by the Lexington-Fayette Urban County Council for this purpose.

13-4(f) BYLAWS - The Historic Preservation Commission shall adopt bylaws for the transaction of its business and the transactions of the business of all of its sub-committees. Regular meetings shall be held, and special meetings may be held, as specified in the bylaws. Minutes of all meetings and records of all proceedings, including the number of votes for and against each question and the record of the vote of each member, shall be kept and made available for public inspection. The Historic Preservation Commission shall prepare a written annual report, which shall be kept and made available for public inspection. A simple majority of the total membership of the Historic Preservation Commission shall constitute a quorum for the transaction of business. The Chairman votes only in the case of a tie. Each member shall be required to attend meetings regularly, as defined in the bylaws. Failure to do so may result in removal from the Historic Preservation Commission. The Historic Preservation Commission shall have the power to establish subcommittees, as it deems necessary, from both within and without its membership, and to receive assistance in its work from outside individuals, groups and organizations. The Historic Preservation Commission may give special recognition to outside individuals, groups and organizations.

13-4(g) JURISDICTION - The jurisdiction of the Historic Preservation Commission shall include all necessary and implied powers as shall be described herein with respect to the establishment, protection, regulation and promotion of National Register historic landmarks and historic districts. The Lexington-Fayette Urban County Government, on behalf of the Historic Preservation Commission, shall have the right to receive, hold and

spend funds which legally may be received from any and every source, both in and out of the Commonwealth of Kentucky, for the purpose of carrying out the provisions of this Article. The Historic Preservation Commission shall provide guidance to the Lexington-Fayette Urban County Government in all matters concerning, and/or which might relate to, historic preservation; conservation and/or enhancement of structures, premises, areas, and artifacts of historic, cultural, architectural, archaeological or geological significance; as those matters relate to the establishment and maintenance of historic districts, areas, landmarks, sites and regulations to be enforced.

13-4(h) POWERS AND DUTIES - In addition to such other powers, duties and authorities as are set forth in this Article, the Historic Preservation Commission shall, in order to accomplish the purpose of this Article, perform duties that include, but are not limited to, the following:

13-4(h)(1) Present to the Lexington-Fayette Urban County Council and the Planning Commission annually a report containing: (i) a statement of goals and objectives for historic preservation for the county for the next ensuing 5-year period; (ii) any financial records pertaining to the Historic Preservation Commission's operation.

13-4(h)(2) Conduct a general study and survey of districts, landmarks, sites, neighborhoods, areas, places, structures, improvements, and geological and archaeological sites within Fayette County for the purpose of determining those of a distinctive character or special historic, aesthetic, architectural, archaeological, geological or cultural significance or value; and of compiling appropriate descriptions, facts and lists for historic district and landmark nominations.

13-4(h)(3) Prepare and submit to the Planning Commission, for its consideration, a preservation plan for the historic properties in Fayette County which shall, if adopted, be an element of the Comprehensive Plan.

Such plan shall include properties in zones protected by H-1 overlays, properties listed in, or eligible for listing in, the National Register of Historic Places, as well as other properties meeting the criteria set forth in 13-3(g).

13-4(h)(4) After a public hearing, adopt design guidelines and criteria by which all Certificate of Appropriateness applications shall be reviewed and decided.

13-4(h)(5) Participate in the Certified Local Government program by preparing and reviewing nominations for inclusion in the National Register of Historic Places proposed National Register districts and landmarks, sites, neighborhoods, areas, places, structures, improvements, and geological and archaeological sites within Fayette County. The Mayor and the Historic Preservation Commission shall obtain comments from the public that shall be included in the recommendations. Within sixty (60) days of receipt of a nomination from a private individual or the initiation of a nomination by the Lexington-Fayette Urban County Government, the Lexington-Fayette Urban County Government shall inform the Kentucky Heritage Council and the owner of the property of the recommendations regarding the eligibility of the property. If both the Historic Preservation Commission and the Mayor recommend that a property not be nominated, the Kentucky Heritage Council will inform the owner, the State Review Board and the State Historic Preservation Officer, and the property will not be nominated unless an appeal is filed with the State Historic Preservation Officer. If either or both the Historic Preservation Commission and the Mayor agree that the property should be nominated, the nomination will be scheduled for review by the Kentucky Historic Preservation Review Board. The opinion or opinions of the Historic Preservation Commission and the Mayor will be presented to them for their consideration. The Kentucky Historic Preservation Review Board, after considering all opinions, shall make its recommendation to the State Historic Preservation Officer, who decides whether to forward the nomination to the United States Secretary of the Interior, who shall make the decision on listing the property on the National Register. The Historic Preservation Commission, the Mayor or the property owner may appeal the final decision by the State Historic Preservation Officer.

13-4(h)(6) Review for the Lexington-Fayette Urban County Government the advisability of the acceptance or rejection of historic sites, buildings, and landmarks proposed for donation to the Urban County Government. In conjunction with other Lexington-Fayette Urban County Government departments, examine on a yearly basis, Lexington-Fayette Urban County Government-owned historic properties; evaluate their maintenance, repairs, needs and uses; and help establish a maintenance schedule and develop policies about their care and use.

13-4(h) (7) Determine the appropriate designation, signage and/or markers for selected historic districts and landmarks and establish a procedure for implementation of the same.

13-4(h)(8) Aid in the coordination of public and private events, festivals, banquets, conventions, celebrations and tours which have to do with historic preservation; including, but not limited to, coordinating events with the Lexington-Fayette Urban County Tourist and Convention Commission.

13-4(h) (9) Encourage, update and undertake, where necessary, the publication of uniform and complementary maps, design guidelines, brochures and descriptive material about historic districts and landmarks.

13-4(h)(10) Advise owners of historic landmarks and properties in historic districts on all matters relating to the preservation, restoration and rehabilitation of their property. Keep the preservation guidelines and handbooks needed for such advice updated as to aid Board of Architectural Review decisions and property owners. Keep updated on local, state and federal tax incentives, loan options and grant programs so as to aid property owners.

13-4(h)(11) Cooperate with and enlist assistance from the National Park Service, the National Trust for Historic Preservation, the Kentucky Heritage Council, and other federal, state and local agencies active in the field of historic and cultural preservation.

13-4(h) (12) Educate the public, owners of historic landmarks and properties in historic districts, and residents in historic districts of the purposes of this Article and the benefits of preservation.

13-4(h) (13) Act as liaison to all local museums and historic house museums and aid in the promotion of those museums and the coordination of their activities.

13-4(h)(14) Cooperate with and advise the Lexington-Fayette Urban County Council and other government agencies, departments, commissions and offices with regard to such matters as may be appropriate with respect to historic districts and landmarks.

13-4(h) (15) Form sub-committees as necessary.

13-4(h) (16) Assist the Lexington-Fayette Urban County Government in fulfilling its historic preservation responsibilities pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

13-5 BOARD OF ARCHITECTURAL REVIEW

13-5(a) PURPOSE - The Board shall review and decide applications for Certificates of Appropriateness in compliance with design guidelines and criteria adopted by the Historic Preservation Commission.

The Board of Architectural Review shall make recommendations to the Planning Commission and the Urban County Council concerning designation of structures, premises and areas as historic districts and landmarks.

13-5(b) MEMBERSHIP - The Board of Architectural Review shall consist of five members appointed by the Mayor, subject to confirmation by a majority of the members of the Lexington-Fayette Urban County Council. The Board of Architectural Review shall:

- (1) Include only members who have demonstrated an interest in historic preservation prior to their serving;

(2) Have at least two (2) members with training or experience in a preservation-related profession: architecture, history, archaeology, architectural history, historic preservation, planning or related fields;

(3) Have at least two (2) members who own property within Fayette County, and at least one (1) who owns property in a zone protected by an H-1 overlay; and

(4) Be subject to Article 16, Code of Ethics, of the Lexington-Fayette Urban County Government Charter.

13-5(c) OFFICERS - The Board of Architectural Review shall annually elect one (1) of its members to be Chairman, which position shall be an ex-officio, voting member of the Historic Preservation Commission, and one (1) of its members to be Vice-Chairman.

The duties of the Secretary of the Board of Architectural Review shall be the responsibility of the Historic Preservation Officer.

13-5(d) LENGTH OF TERM - The terms of Board of Architectural Review members shall be as follows:

13-5(d)(1) Members shall serve a term of four (4) years.

13-5(d)(2) Terms shall be staggered in such manner to allow the appointment or re-appointment of at least one half of the membership every two (2) years.

13-5(d)(3) Term of membership shall extend from July 1 of one year through and until June 30 of the designated year.

13-5(d)(4) Vacancies, when they occur during a term of office, shall be filled for the unexpired term in the manner prescribed for original appointment.

13-5(d)(5) Members may serve consecutive terms but must go through the re-appointment process to do so.

13-5(d)(6) Any member may be removed from office by a majority of the Council of the Lexington-Fayette Urban County Government.

13-5(e) COMPENSATION - The members shall serve without compensation but shall be reimbursed for expenses necessarily incurred in the performance of their duties, subject to sufficient funds being appropriated by the Lexington-Fayette Urban County Council for this purpose.

13-5(f) PROCEEDINGS - The Board of Architectural Review shall adopt bylaws for the transaction of its business. At least one meeting shall be held each month, and special meetings called, as provided in KRS 61.825. The meetings shall be in a public place, shall be held with public notice in accordance with Sections 13-6(b) (3) and 13-7(b) (2) (c) herein, and shall be open to the public with an agenda distributed in advance giving the items to be discussed. The decisions shall be made at a public meeting, with applicants notified of meetings and advised of decisions. Minutes of meetings and records of all proceedings, including the number of votes for and against each question and the record of the vote of each member, shall be kept and made available for public inspection. A simple majority of the total membership of the Board shall constitute a quorum for the transaction of business. Each member shall be required to attend meetings, as defined by the bylaws; and failure to do so may result in termination of membership. To meet Certified Local Government requirements, a written annual report, including activities; cases; decisions and qualifications of members; must be annually prepared and kept on file, available for public inspection.

13-5(g) JURISDICTION - The jurisdiction of the Board of Architectural Review shall include all necessary and implied powers, as shall be described herein with respect to the regulation of all designated historic districts and landmarks so as to accomplish the purpose of this Article.

13-5(h) POWERS AND DUTIES - In addition to any other powers, duties and authorities, the Board of Architectural Review shall have the power and duties as are herein set forth to:

13-5(h) (1) Present an annual report, which includes the activities, cases, decisions and qualifications of members, to the Historic Preservation Commission for review and approval.

13-5(h) (2) Act in an advisory role to other officials and departments of the Lexington-Fayette Urban County Government regarding the protection of local cultural resources.

13-5(h)(3) Act as a liaison to the Lexington-Fayette Urban County Government, individuals and organizations concerned with historic preservation.

13-5(h)(4) Work toward the continuing education of citizens within the Certified Local Government's jurisdiction regarding historic preservation issues and concerns.

13-5(h) (5) Attend at least one informational/educational meeting per year, approved by the State Historic Preservation Office.

13-5(h) (6) Review design guidelines and make recommendations to the Historic Preservation Commission for changes to design guidelines.

13-6 DESIGNATION OF ZONES PROTECTED BY H-1 OVERLAYS

13-6(a) PURPOSE - To further the goals and purposes of this Article and the preservation, protection, perpetuation and use of historic districts and landmarks, the Urban County Council shall have the authority to designate historic districts or landmarks as zones protected by an H-1 overlay.

The Board of Architectural Review shall have the power and authority to make recommendations for the establishment of zones protected by an H-1 overlay.

13-6(b) PROCEDURE - The procedure for application and designation are as follows herein:

13-6(b)(1) APPLICATION - An application for the establishment of a historic district or landmark may be filed only by the Lexington-Fayette Urban County Council, the Planning Commission, the owner of the subject property or by a person with written authorization of the owner. The Board of Architectural Review, the Historic Preservation Commission, or an individual Lexington-Fayette Urban County citizen may request that the Lexington-Fayette Urban County Council or the Planning Commission initiate a Zone Map Amendment.

Said application shall be filed with the Planning Commission and transmitted to the Board of Architectural Review for its review and recommendation.

13-6(b)(2) STUDY - Upon the filing of an application for the establishment of a historic district for an area or an individual property as a landmark, the Board of Architectural Review shall study and review the application.

The Preservation staff shall prepare studies, reports and/or other information for consideration by the Board of Architectural Review.

13-6(b)(3) NOTICE OF BOARD OF ARCHITECTURAL REVIEW HEARING - The Board of Architectural Review shall give notice of the time, place and reason for holding a public hearing thereon by one publication in the newspaper of highest circulation in Fayette County, Kentucky. This notice shall be published not earlier than twenty-one (21) days and not later than seven (7) days before the public hearing.

Notice of the hearing shall be given at least fourteen (14) days prior to the hearing by first-class mail to all owners of property within the area of a proposed historic district or within the area proposed as a landmark.

13-6(b) (4) BOARD OF ARCHITECTURAL REVIEW

PUBLIC HEARING - After notice of the public hearing as provided herein, and within ninety (90) days after the filing date, the Board of Architectural Review shall hold a public hearing on the proposed application and recommend to the Planning Commission that the application be approved or disapproved and shall forward its recommendation in writing, citing appropriate guidelines and criteria upon which the decision is based to the Planning Commission.

13-6(b)(5) PLANNING COMMISSION PUBLIC HEARING - The Planning Commission shall consider the recommendation of the Board of Architectural Review at a public hearing with notice required by Article 6 herein. Before considering the establishment of a historic district or landmark, the Planning Commission shall review and consider studies, reports and/or other information prepared by the Historic Preservation Office staff. The Division of Planning staff may assist with such studies and information.

After voting on whether the application for the establishment of a historic district or landmark should be approved or disapproved, the Planning Commission shall forward its recommendation, with its reasons in writing, to the Lexington-Fayette Urban County Council and the Kentucky Heritage Council.

13-6(b)(6) ACTION BY LEXINGTON-FAYETTE URBAN COUNTY COUNCIL - The Lexington-Fayette Urban County Council shall, as in the case of any map amendment request, act upon the application for the establishment of a historic district or landmark after it has received the written recommendation thereon from the Planning Commission. It shall take a majority of the entire Lexington-Fayette Urban County Council to override the recommendation of the Planning Commission.

13-7 CERTIFICATES OF APPROPRIATENESS - A Certificate of Appropriateness shall be required before a person may undertake any exterior changes on a property or structure within a zone protected by an H-1 overlay. Ordinary maintenance may be undertaken without a Certificate of Appropriateness, provided that the work involves repairs to existing features of a building or the replacement of elements of a building with identical pieces, and provided that the work does not change the exterior appearance of the building. The Historic Preservation Commission shall, by administrative regulation, define the meaning of the terminology "exterior changes" and "ordinary maintenance".

13-7(a) WHERE REQUIRED - A Certificate of Appropriateness shall be required prior to the initiation of any new construction on, any exterior change to, or the demolition of all, or any part of, any building, structure or sign on any premises in a zone protected by an H-1 overlay. In no case shall a Certificate of Appropriateness be required to change the paint color of a previously painted surface.

13-7(b) PROCEDURES FOR ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR CHANGES AND NEW CONSTRUCTION - Certificates of Appropriateness may be issued by the Board of Architectural Review or by the Historic Preservation Office in accordance with provisions contained herein. The Board may delegate actions to the Historic Preservation Officer, who may review applications without public hearing and action of the Board.

13-7(b) (1) CERTIFICATES OF APPROPRIATENESS ISSUED BY THE BOARD OF ARCHITECTURAL

REVIEW - All applications for Certificates of Appropriateness shall be reviewed by the Board at a public hearing, except those applications for work which have been specifically delegated to the Historic Preservation Officer under 13-7(b)(2). In addition, the Board shall review all applications for Certificates referred by the Historic Preservation Officer or those requested for public hearing by the applicant.

13-7(b)(1)(a) FILING - The Board of Architectural Review, where it deems necessary in order to review a particular application, may require the submission of any or all of the following items: architectural plans, plot plans, landscaping plans, plans for off-street parking, plans for proposed signs, elevations of all portions of proposed additions to structures, photographs, elevations, or perspective drawings showing the proposed structure and existing structures that are within one hundred (100) feet or are substantially related to it visually or by reason of function, traffic generation or other characteristics. Should the Board

of Architectural Review find that the material submitted is not adequate for the proper review of the proposal, the Board of Architectural Review shall promptly notify the applicant and state the specific information that will be required. In such cases, the applicant shall not be deemed to have made a bona fide application to the Board of Architectural Review until the specific information is submitted.

13-7(b)(1)(b) NOTICE - Notice of the time, place and reason for holding a public hearing shall be given by first-class letter at least fourteen (14) days in advance of the public hearing. Such notice shall be given to the applicant; and where the subject property adjoins land in an Agricultural Rural (A-R) zone, Agricultural Natural Areas (A-N) zone, or Agricultural Buffer (A-B) zone, notice shall be given to the next two (2) properties or one (1) mile, whichever is greater, in the direction of the Agricultural Rural (A-R) zone, Agricultural Natural Areas (A-N) zone, or Agricultural Buffer (A-B) zone. Where the subject property adjoins an Agricultural Urban (A-U) zone, notice shall be given to all properties within two hundred (200) feet and to the owners of the next two properties, but not to exceed any property owner beyond twenty-four hundred (2,400) feet from the property in the direction of the A-U land. For all other properties, notice shall be given to all owners of property within two hundred (200) feet of the subject property. It shall be the obligation of the preservation staff to prepare, certify and mail all notice as required herein.

Further, the Board shall give notice of the time, place and reason for holding a public hearing by publication in the newspaper of highest circulation in Fayette County, Kentucky, not earlier than twenty-one (21) days or later than seven (7) days before the public hearing.

13-7(b)(1)(c) BOARD OF ARCHITECTURAL REVIEW

PUBLIC HEARING - After notice, the Board shall consider the request for a Certificate of Appropriateness at a public hearing. At the hearing, the Board shall receive the report of the staff, orally and/or in writing, and shall allow the applicant, protestors and other interested citizens to testify and rebut evidence presented by others, provided the Chairman shall have the power to limit repetitive testimony and exclude irrelevant testimony and evidence.

In its review of material submitted, the Board of Architectural Review shall examine the architectural design and the exterior surface treatment of the proposed construction on the site in question and its relationship to other structures within the area, the relationship of the proposed construction to the design of the building, and other pertinent factors affecting the appearance and efficient functioning of the historic district or the landmark.

The Board of Architectural Review shall not consider any interior arrangement. The Board of Architectural Review shall make no requirements, except for the purpose of preventing development incongruous in scale, design or materials to the historic or architectural aspects of the district or landmark.

In reviewing proposals, the Board of Architectural Review shall refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and comply with the design guidelines and criteria adopted by the Historic Preservation Commission.

The Board of Architectural Review shall vote to approve all or part of the application or disapprove all or part of the application within sixty (60) days after the completed application is filed.

13-7(b)(1)(d) CERTIFICATE OF APPROPRIATENESS ISSUANCE - The Historic Preservation Officer shall promptly issue the Certificate of Appropriateness in accordance with the action of the Board of Architectural Review. Copies of the Certificate and the application materials shall be forwarded to the Division of Building Inspection and/or the Division of Housing Maintenance, as appropriate.

13-7(b)(2) CERTIFICATES ISSUED BY THE HISTORIC PRESERVATION OFFICER - A Certificate issued by the Historic Preservation Officer is intended to expedite approval of routine applications for exterior changes without full hearing and action by the Board. The Board may review and delegate items to the responsibility of the Historic Preservation Officer for review and issuance of Certificates of

Appropriateness. The delegation of these items shall be reviewed by the Board at a public hearing and recorded in the minutes of the Board.

13-7(b) (2) (a) PROCEDURES FOR ISSUANCE OF A CERTIFICATE BY THE HISTORIC PRESERVATION OFFICER

(1) FILING - The applicant shall file sufficient information as to accurately depict the location, design and scope of the work to be done. The staff shall review the information and promptly notify the applicant if the material is not adequate for review and advise the applicant what specific information will be required.

(2) REVIEW - The staff shall review the application for compliance with the adopted guidelines and consult with other Divisions, as appropriate, to ensure proper review. Upon determination that all requirements of the guidelines have been met and that the application complies with the requirements of the Board, the Historic Preservation Officer shall approve the application and issue the COA. If any question arises as to compliance, or if the Historic Preservation Officer or applicant feels that the application raises issues deserving review by the full Board, the request shall be referred to the Board for action.

(3) CERTIFICATE OF APPROPRIATENESS ISSUANCE - Upon approval by the Historic Preservation Officer, the staff shall issue the Certificate of Appropriateness and notify the applicant. In addition, the staff shall forward a copy of the Certificate and application materials to the Division of Building Inspection and/or the Division of Housing Maintenance, as appropriate.

13-7(c) CERTIFICATES OF APPROPRIATENESS FOR

DEMOLITION - The Division of Building Inspection shall issue no permit which would result in the demolition of all or any part of a structure within a zone protected by an H-1 overlay, unless and until a Certificate of Appropriateness has been approved by the Board of Architectural Review.

13-7(c)(1) PROCEDURES - The procedure for review of a Certificate of Appropriateness for demolition shall be as set forth in Article 13-(b)(1) above. The Board shall hear evidence concerning the application at its public hearing and may approve a Certificate only if one of the following conditions is determined to exist:

13-7(c)(1)(a) The application is for demolition of an addition, for a portion of a building or for an accessory structure which is not significant to the principal structure, site, landmark or district; and the approval of the application would not adversely affect those parts of a building site, landmark or the historic district which are significant.

13-7(c)(1)(b) The application is for the demolition or moving of a building, or portion of a building, which does not contribute to the character of, and will not adversely affect the character of the property in a zone protected by an H-1 overlay.

13-7(c) (1) (c) No reasonable economic return can be realized from the property, and the denial of the application would result in the taking of the property without just compensation.

If the owner wishes to make a claim that the denial of the permit would amount to a taking of the property without just compensation, the owner shall submit to the Board of Architectural Review, not less than twenty (20) days prior to the public hearing, the following information:

13-7(c) (1) (c) (1) - For all property:

(a) The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

- (b) The assessed value of the land and improvements thereon according to the two (2) most recent assessments recorded in the office of the Property Valuation Administrator.
- (c) The two most recent real estate tax bills.
- (d) Annual debt service for the previous two (2) years recorded by the lending agency.
- (e) All appraisals obtained within the previous two (2) years by the owner in connection with his purchases, financing or ownership of the property.
- (f) Listings of the property for sale or rent, price asked and offers received, if any.
- (g) Any consideration by the owner as to profitable adaptive uses for the property.

13-7(c) (1) (c) (2) - For income-producing property:

- (a) Annual gross income from the property for the previous two (2) years.
- (b) Itemized operating and maintenance expenses for the previous two (2) years.
- (c) Annual cash flow for the previous two (2) years.

13-7(c)(1)(c)(3) - The Board of Architectural Review may require that the property owner furnish such additional information as the Board of Architectural Review believes is relevant to its determination of taking without just compensation and may provide, in appropriate instances, that such additional information be furnished under seal. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his affidavit a statement of the information that cannot be obtained, and shall describe the reasons why such information cannot be obtained.

Should the Board of Architectural Review find that the material submitted is not adequate for the proper review of the proposal, the Board of Architectural Review shall promptly notify the applicant and state specifically the information that the Board requires.

13-7(c) (2) - Notwithstanding any other provision of this Article, the Board of Architectural Review, after hearing evidence at its public hearing, may vote to postpone action to approve or deny an appeal for a reasonable period of time, not to exceed one (1) year from the filing date of application in order to conduct studies, surveys and/or gather information concerning the following:

- (a) Alternatives which may be or may become available, including restoration; rehabilitation adaptive reuse; or other alternatives to demolition; and
- (b) Study the question of economic hardship for the applicant, including whether the landmark or the property can be put to reasonable beneficial use without the approval of the demolition; and whether the applicant can obtain a reasonable return from his/her existing building. If economic hardship or the lack of a reasonable return is not proved, the Board of Architectural Review shall deny the demolition application, giving the facts and reasons for its decision.

13-7(d) EFFECT OF CERTIFICATE OF APPROPRIATENESS - Upon approval of the Certificate of Appropriateness, the Historic Preservation Office shall forward a copy of the Certificate to the applicant and to the Division of Building Inspection which shall issue a permit, when required, in accord with the Certificate of Appropriateness, provided it meets all other requirements of law.

The Division of Building Inspection shall enforce all provisions of the Certificate, including any conditions thereof, and shall inspect the property at regular intervals to insure strict compliance. The Building Inspector who inspects the site shall be governed by the design guidelines adopted by the Historic Preservation Commission and shall receive technical assistance from the preservation staff in this inspection.

The property owner shall obtain permits, when required, and commence work on all work authorized by the Certificate of Appropriateness within one (1) year from the issuance of the Certificate.

13-7(e) FAILURE OF BOARD OF ARCHITECTURAL REVIEW TO ACT - Upon failure of the Board of Architectural Review to take final action upon any application within sixty (60) days after the completed application has been filed, and unless a mutual written agreement between the Board of Architectural Review and the applicant has been made for an extension of time, the application shall be deemed to be approved; and a Certificate of Appropriateness shall be issued to the applicant, and a copy of said Certificate transmitted to the Division of Building Inspection or Division of Housing Maintenance, as appropriate.

13-8 APPEALS - Any person or entity claiming to be injured or aggrieved by any decision of the Board of Architectural Review to approve or deny any request for a Certificate of Appropriateness may appeal such decision to the Planning Commission within thirty (30) days of the Board's action. Such appeal shall be in writing and shall fully state the grounds upon which the appeal is sought. Upon receipt of the appeal, the Secretary to the Planning Commission shall notify the Historic Preservation Officer, who shall promptly transmit the entire record of the Board, including tapes and transcripts, if any. In addition, within five (5) days of the filing of the appeal, the Secretary to the Planning Commission shall, by certified mail, notify the applicant of the appeal, if the applicant is not the appellant. The Commission shall then hold a de novo hearing on the appeal and render a decision within ninety (90) days of the date of filing the appeal.

13-8(a) PROCEDURE FOR THE DE NOVO PUBLIC HEARING

13-8(a)(1) NOTICE - All parties to the appeal, including the Board of Architectural Review, shall be notified of the time, place and reason for the public hearing by first-class letter at least fourteen (14) days in advance. In addition, notice of the appeal shall be given by one publication in the newspaper of highest circulation in Fayette County, Kentucky, not earlier than twenty-one (21) days, nor later than seven (7) days before the public hearing.

13-8(a)(2) ACTION BY THE PLANNING COMMISSION - After notice, as required above, the Commission shall conduct a public hearing and vote to approve or deny the appeal. At the hearing, the Planning Commission shall allow its staff, Historic Preservation Office staff, the Board members, the appellant, protestors, and other interested citizens to testify and rebut the evidence presented, provided that the Chairman shall have the power to limit repetitive testimony and exclude irrelevant testimony and evidence. In its deliberations, the Planning Commission shall give due consideration to the decision of the Board and the findings and conclusions reflected in the Board's record and shall apply the design guidelines adopted by the Historic Preservation Commission.

13-8(b) APPEAL TO THE FAYETTE CIRCUIT COURT - Any person or entity claiming to be injured or aggrieved by any order of the Planning Commission to affirm, modify or set aside the Certificate of Appropriateness and/or final decision of the Board of Architectural Review may appeal from the Planning Commission's action to the Fayette Circuit Court within thirty (30) days of that order in the manner as established in KRS 100.347.

All orders of the Planning Commission which have not been appealed within thirty (30) days shall become final; however, there shall be no stay of any action on the subject property until such time as an appeal has been filed with the Fayette Circuit Court.

13-8(c) CONSIDERATION BY THE BOARD OF PREVIOUSLY DENIED APPEALS - In the event the appeal of an applicant is denied by the Planning Commission, the building, or any portion thereof which was the subject of the applicant's application, shall not be included in a subsequent application to the Board for a Certificate of Appropriateness and/or final decision until the expiration of one (1) year from the date of the order of the Planning Commission.

However, before the expiration of one (1) year, the Board of Architectural Review may allow the filing of an application for a Certificate of Appropriateness and/or final decision if the Board of Architectural Review finds that there are new facts or conditions not considered previously, or that there has been a change in the guidelines adopted by the Historic Preservation Commission, which has substantially altered the character of the request. In such cases, after the evidence is presented by the applicant, the Board of Architectural Review shall vote to approve or deny such a request for a new hearing. The Board's reconsideration of the application shall take into consideration the new evidence presented. The Board's decision need not be restricted to the new evidence. If the new evidence is withdrawn at any time during the reconsideration by the applicant, the Board shall have no authority to reconsider the application.

13-9 COMPLIANCE WITH OTHER CODES, STATUTES AND REGULATIONS - In order to prevent purposeful neglect of structures within zones protected by H-1 overlays, all properties shall comply with the BOCA, adopted Basic Property Maintenance Code, as well as all other applicable codes, statutes, and regulations. To accomplish this, the Division of Housing Maintenance shall quarterly compile and forward to the Board of Architectural Review and the Historic Preservation Commission a list of those properties in zones with H-1 overlays which have been found to be in violation of the BOCA Basic Property Maintenance Code.

APPENDIX F: ARCHITECTURAL STYLES AND BUILDING TYPES

Architectural Styles and Building Types

Lexington contains an impressive collection of architectural styles dating from the early 19th century through the mid-20th century. The city was home to a number of skilled builders, joiners, carpenters, and bricklayers, as well as several architects and designers, who created a vast number of notable homes. These homes are found in Lexington's local historic districts, which are valuable resources of the city's historic architectural heritage.

Lexington's oldest residential buildings date to ca. 1800 – 1820 and are found in districts located near and to the north of the central downtown area, where residential development in the city originally occurred and expanded. The most prominent architectural styles in Lexington during the first half of the 19th century were the Federal and Greek Revival styles. The Federal style features a symmetrical form, side gable roofs and entrances with arched transoms and paneled doors. Examples of the Greek Revival style have gable or hipped roofs with classical style columns or pilasters on the main elevations. Entrances on Greek Revival homes often have rectangular transoms and sidelights. These early styles were followed by Gothic Revival and Italianate designs, which were part of the Picturesque movement as an alternative to more formal and classically inspired architecture. These designs were largely popularized by pattern books and were associated with a more agrarian lifestyle. The Italianate style was especially popular in Lexington. Designed to emulate informal Italian villas, the style commonly features arched windows or windows embellished with large bracketed hoods and cornices at the roofline.



Early 19th century houses are found in the 300 block of South Upper Street.

During the late 19th century, Victorian house styles dominated residential architecture in Lexington. Loosely based on Medieval prototypes, these houses possess asymmetrical forms and multi-textured or multi-colored walls. Victorian styles tend to overlap and not have the clear stylistic differences that separated earlier styles. In Lexington, Queen Anne and Richardsonian Romanesque were the most commonly built Victorian styles, occurring largely after 1880, with some examples of Second Empire and Shingle designs built as well. Queen Anne houses are generally two stories in height and have projecting bays or bays with corner towers. Examples of the Richardsonian Romanesque style are of masonry construction, which often include decorative brick or terra cotta work and wide rounded arches above windows and porch supports.



A variety of “faces” appear in masonry work on many of Lexington’s historic structures (431 West Third Street, 416 West Third Street, and 417 Fayette Park).

A vast majority of Lexington’s 19th-century homes are of brick construction. This was largely due to the availability and quality of Kentucky clay, which could be fired into a hard brick. Brickyards were located in Lexington as early as 1791 and brickmaking remained an important enterprise throughout the 19th century.

The city has several examples of early frame houses as well. By the late 19th century, sawn lumber was increasingly available and balloon frame construction became common. Balloon frame houses were built of studs and joists nailed together in much the same fashion as is done today. Balloon framing allowed for rapid and economical construction of houses and also afforded building designers greater flexibility in house forms and plans. Advances in woodworking machinery resulted in the availability of milled columns, brackets and eave bargeboard, commonly found on Queen Anne style houses. Related to the Queen Anne style were vernacular or Folk Victorian houses built within gabled ell plans or side gable plans which also have highly decorative woodwork or exteriors of weatherboard and wood shingles.



Milled porch frieze at 139 Constitution Street.

Around the turn of the century, Colonial Revival and Neoclassical designs became popular. These styles marked a return to the influences of colonial American and classical architecture. Colonial Revival style homes are generally rectangular or square in plan and feature porch columns and detailing reflective of classical designs. A common variation of this style is Dutch Colonial Revival, which is characterized by a gambrel roof form. Also associated with this style is the "American Foursquare" form. These are box shaped, two-story buildings featuring porches with classical columns and hipped dormers. Neoclassical designs typically have a symmetrically façade with full-height porches supported by classical columns.

By 1910, the majority of the lots in Lexington's inner city neighborhoods had been developed. Buildings built upon remaining lots were often Bungalow/Craftsman designs. One of the most popular residential architectural styles in America during the early 20th century, the Bungalow/Craftsman style developed out of the English Arts and Crafts movement and was popularized through pattern books and popular magazines. Common features include wide eaves with exposed rafter tails, rails, decorative false beams and tapered porch columns.

With the onset of the Depression, house construction declined significantly across America and few houses were built in Lexington during these years. Houses built in the 1930s and early 1940s tended to reflect simplified versions of the Tudor Revival and Colonial Revival styles and were built in developing residential areas outside the inner city area. Examples of the Tudor Revival styles in Lexington are found primarily in the Seven Parks Historic District. This style is loosely based on late Medieval English homes and commonly features steeply pitched roofs, large chimneys, casement windows and arched doors.

FEDERAL, ca. 1780 - ca. 1840

The Federal style was the dominant architectural style in the United States during the late 18th and early 19th centuries. It commonly features an accentuated main entrance with an elaborate door surround with an elliptical fanlight above the front door. Sidelights also typically flank the door. Decorative moldings, particularly dentils, line the cornice of the roof, and windows appear in symmetrical rows and usually contain six-over-six, double hung sashes. Palladian-style windows are also common. Those of brick construction typically have a flat lintel, keystone, or keystone lintel set over the windows. Generally, exterior decoration is confined to the entrance. The majority of Lexington examples are of brick construction and many reflect the town house design, including both attached row houses and narrow detached urban houses.



The building at 425 West Second Street reflects the Federal style.



The Federal style is demonstrated on the 200 block of Market Street.

GREEK REVIVAL, ca. 1830-ca. 1860

The Greek Revival style emerged in the early 19th century as interest in Greece and its classical architecture increased. The Greek Revival style flourished in settled regions of the United States and followed settlers as they moved westward. A frieze at the cornice line of the main roof and porch roofs reflects the classical entablature of Greek architecture. Other identifying features of the style include a full-width or entry porch with prominent square posts or round columns, often with Doric capitals, and narrow sidelights and transom lights at the main entrance. Full-height porches are also common.



The Carrick House at 312 North Limestone exemplifies the Greek Revival style.



The house at 547 West Main Street is an example of the Greek Revival style.

GOTHIC REVIVAL, ca. 1840-ca. 1880

The Gothic Revival style became a popular architectural style for country homes during the mid- to late 19th century. The style was promoted through pattern books by Andrew Jackson Downing and emphasizes steeply pitched roofs with multiple gables and wide porches. Common details include decorative bargeboard trim along the gables and Gothic pointed-arched windows.



Elley Villa in the Aylesford Local Historic District was constructed in the Gothic Revival style.



The building at 121 Constitution Street is an example of an older house that was later remodeled in the Gothic Revival style after the style became popular.

ITALIANATE, ca. 1840 - ca. 1885

The Italianate style was one of the most dominate residential architectural styles in the United States during the late 19th century. The style arose in England as part of the Picturesque movement, which emphasized rambling, informal Italian farmhouses and villas. Like the Gothic Revival style, the Italianate design was popularized in America through the pattern books of Andrew Jackson Downing. Principal features of the Italianate style are low-pitched roofs with wide, overhanging eaves and with decorative brackets and tall, narrow windows often with arched hood molding and with elaborate cornices. Many examples also feature a square cupola or tower.



365 South Upper Street demonstrates the Italianate style.



215 North Mill Street is a more elaborate example of the Italianate style.

SECOND EMPIRE, ca. 1855 – ca. 1885

The Second Empire style emulated French building fashions and is defined by its dual-pitched hipped or Mansard roof. Molded cornices, decorative brackets and dormers accent the distinctive roofline, which also often features cresting and patterned shingles. Many examples of the Second Empire style also have rectangular or square towers, also with Mansard roofs.



The Second Empire style is demonstrated at 429 North Broadway.

QUEEN ANNE, ca. 1880 - ca. 1910

The Queen Anne style was popularized in the late 19th century and featured an asymmetrical floor plan and extensive exterior detailing. This style is generally two-stories in height and often features corner towers, turrets, or projecting bays. Exterior wall surfaces are often varied with mixtures of brick, wood, stone and wood shingles. Large wraparound porches with milled columns and balusters are usually present on the main facade. Windows are one-over-one sash or of small multi-light design. Roofs often have slate or metal standing seam surfaces. Brackets or decorative bargeboards are often found in the gables.



432 Fayette Park reflects the Queen Anne style.



The house at 355 Merino Street is a one-story, frame house with elements of the Queen Anne style.

FOLK VICTORIAN, ca. 1880 - 1920

Lexington's historic districts also contain Folk Victorian designs, both in side gable and gabled ell forms. Side gable plans have their roof forms parallel to the street while gabled ell plans have projecting bays on the main elevations. These buildings are one and one-half to two stories in height, of frame construction and have porches on the main elevations/facades. Decoration is often more restrained than in the high style Queen Anne and Colonial Revival styles. Buildings in these forms may have both milled and Tuscan porch columns, eave brackets and combinations of weatherboard and wood shingles.



The building at 333 Merino Street is a Folk Victorian gabled ell design.



A two-story example at 143 Jefferson Street.

RICHARDSONIAN ROMANESQUE ca. 1880 - ca. 1900

The Richardsonian Romanesque style was initiated by renowned Boston architect Henry Hobson Richardson in the 1880s. The style originally was applied to large public buildings and did not become popular with houses until the 1890s. Romanesque buildings are always of masonry construction and typically have rough-faced, squared stonework. A defining feature of the style is wide, rounded arches that may occur above windows or porch supports or over entryways and are often supported by thick, short columns. Most have towers that are usually round with conical roofs, windows in the buildings are deeply recessed into the masonry wall and are one-over-one sash design.



The house at 802 West Maxwell St. is an excellent example of the Romanesque style.



416 West Third Street demonstrates the use of textured masonry of various shades to create decorative wall patterns.

SHINGLE ca. 1880 – ca. 1900

The Shingle style was a uniquely American adaptation of other traditions and blends elements of Queen Anne, Colonial Revival, and Richardsonian Romanesque styles. It is defined by wall cladding of continuous wood shingles, particularly on the second story, and an asymmetrical façade with an irregular, steeply pitched roof line. Shingle style houses also commonly feature extensive porches.



The Shingle style house at 501 North Broadway features a shingled tower and three different dormer shapes on the front roof.



This house at 138 Forest Avenue also represents the Shingle style.

COLONIAL REVIVAL, ca. 1880 - ca. 1955

A renewed interest in Colonial America and the early English and Dutch houses of the Atlantic seaboard gave rise to the Colonial Revival style in the late 19th century and the style continued to be a dominant house form into the 1950s. Colonial Revival buildings typically have a symmetrically balanced façade with a central entrance and double-hung sash windows with multiple panes, often appearing in adjacent pairs. The front doors are commonly accentuated with a fanlight and/or sidelights and a decorative cornice supported by pilasters or an entry porch displaying slender columns.



227 South Ashland Street is a good example of the Colonial Revival style.



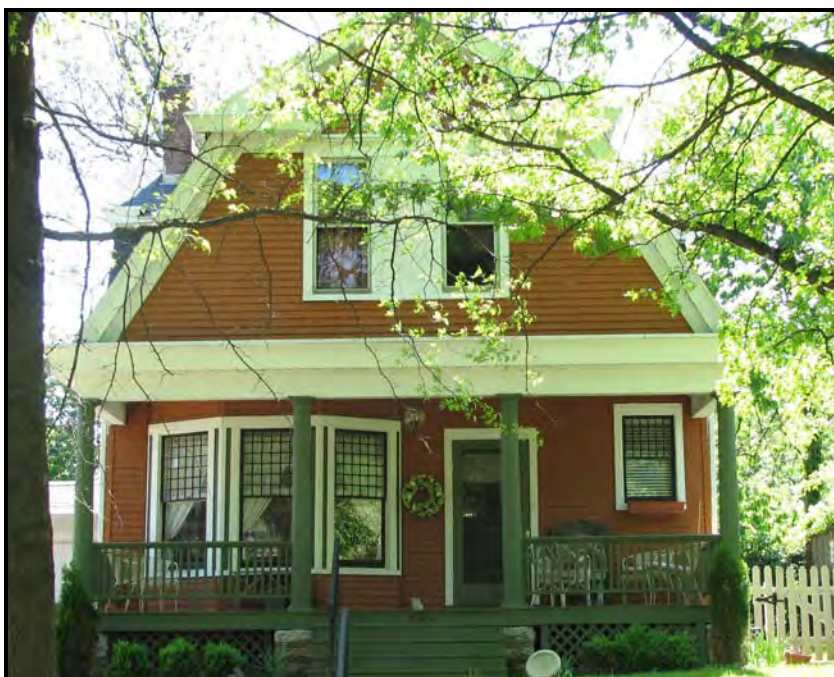
The Colonial Revival style is also evident at 207 South Ashland Street.

DUTCH COLONIAL REVIVAL, ca. 1895 – ca. 1950

The Dutch Colonial Revival style is a subtype of the Colonial Revival style and is primarily identified by its gambrel roof. The steeply pitched gambrel roof typically provides for a nearly full second story. Many examples have separate dormer windows or a continuous shed roof dormer with several windows. Prior to 1915, the most common Dutch Colonial Revival forms had front-facing gambrel roofs, occasionally with a cross gambrel.



The Dutch Colonial Revival house at 444 W. Sixth Street has a cross gambrel roof.



685 Elsmere Park was built in a front-facing gambrel roof style.

NEOCLASSICAL, ca. 1895 – ca. 1950

Closely related to Colonial Revival, the Neoclassical style reflected a renewed interest in classical architecture spurred by the Chicago World's Fair held in 1893. Neoclassical designs appeared in two principal waves, each with the prominent feature of a full-height porch or portico. The first phase dates from the late 19th century to the early 1920s and emphasized hipped roofs and elaborate columns. The second phase occurred roughly from the mid-1920s to the 1950s and commonly featured side-gabled roofs and simple, slender columns.



The early phase of the Neoclassical style is demonstrated at 431 West Second Street.



The Carnegie Library in Gratz Park also reflects the Neoclassical style.

AMERICAN FOURSQUARE, ca. 1900 - ca. 1925

The American Foursquare house plan has its roots in the Colonial Revival style but may also feature Craftsman elements. American Foursquare designs feature rectangular or square plans with hipped roofs and one-story porches on the primary elevations. Porches often have square or Tuscan columns and eaves often feature modillion blocks or brackets. The roofline on the primary elevations often displays a hipped dormer with windows.



The American Foursquare is represented at 430 West Sixth Street.



608 Elsmere Park also reflects the American Foursquare design.

CRAFTSMAN, ca. 1910 - ca. 1930

The Craftsman style was one of the most common architectural styles in America during the early 20th century. The style is characterized by low pitch gable or hipped roofs, often with dormers on the main elevation. Residences typically have large, broad porches which usually extend across the front elevation and are often supported by tapered columns resting on stone, brick or frame piers. This style has an emphasis on horizontality with wide roof eaves. In many examples, rafter tails and knee braces are visible below the eaves. Bungalows are a common house form reflecting the Craftsman style and these terms are often interchanged.



612 Elsmere Park is a good example of the Craftsman style.



Bungalows on East Bell Court.

TUDOR REVIVAL, ca. 1890 - ca. 1940

The Tudor Revival style was popular throughout the United States during the early 20th century. It is loosely fashioned after Medieval English house forms and is characterized by steeply pitched gable roofs, decorative half-timbering, large exterior wall chimneys, and narrow casement design windows. Use of a variety of materials for wall cladding is common and includes stone, stucco, wood, and brick. Rounded arch doors are common, and typically doorways are surrounded by stone or brickwork. Porches on the main façade, if present, are generally small entry porches.



534 Arcadia Park reflects the Tudor Revival style.



Dominant chimneys such as this at 340 Linden Walk are common features of the Tudor Revival style.

MINIMAL TRADITIONAL, ca. 1935-ca. 1955

Minimal Traditional houses were built from ca. 1935 to the mid-1950s. These are houses which reflect the Colonial Revival and Tudor Revival styles in their overall forms and designs but have limited decorative detailing. The exteriors are generally of weatherboard, brick veneer, or asbestos shingles. Windows are often sash units similar to those in Colonial Revival style houses. These houses are distinguished by their simplicity and lack of ornamentation.



The Minimal Traditional style is demonstrated at 413 Arcadia Park.

APPENDIX G:
The SECRETARY of the INTERIOR'S STANDARDS for REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are standards used throughout the country as a basis for local design review guidelines. These standards are the basic points from which the Lexington-Fayette County Design Guidelines Manual have been developed.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards are to be applied to specific, rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX H: BASIC MAINTENANCE TIPS

BASIC MAINTENANCE TIPS

MATERIALS

1. Prevent water from making contact with exterior wood siding. Of particular importance is cleaning and keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.
2. All exposed wood should be kept painted, stained or treated with preservatives.
3. Repairs for wood siding such as cracks can be made through the use of waterproof glue. Large cracks may be filled with caulk followed by putty. The surface should then be sanded, allowed to dry, and painted.
4. Where exterior siding has to be replaced the use of siding to match in dimension, size and profile is recommended.
5. Use paints (oil or latex) consistent with the existing paint surface for exterior siding.
6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water-blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
7. Re-pointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is not appropriate due to the hardness of the mortar versus the softness of the brick which can damage your building. Contact DHP staff for mortar mix recommendation.
8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is not appropriate.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in the cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture. Refer to the chimney section – only certain types of caps are acceptable.

GUTTERS AND DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. The use of splash blocks to keep water away from the foundation is recommended.
3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. If hanging gutters, half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.
2. Keep foundation materials clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water-blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.

PORCHES AND EXTERIOR ORNAMENTATION

1. Keep all wood porch and trim elements painted.

ENTRANCES

1. Doors, transoms and sidelights should be kept clean.
2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.
3. Doors with a stained wood finish should be kept varnished. Painting over the wood finish is not recommended.

WINDOWS

1. Wood sash surfaces should be painted regularly.
2. Windows should be kept caulked and sealed to aid in energy conservation.
3. Shutters should be kept painted and in good repair.

AWNINGS

1. Canvas awnings should be washed periodically and kept in good repair.
2. Awning hardware should be regularly checked for rust or loose mechanisms.

3. Awnings which become torn or otherwise deteriorated should be replaced or removed.

SIGNS

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.
2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

APPENDIX I: GLOSSARY

Acceptable: Work that is appropriate.

Addition: New construction added to an existing building or structure.

Alteration: Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Anodized or Baked Aluminum: A protective coating on aluminum produced by an electrolytic oxidation process.

Appropriate: Especially suitable or compatible.

Approvable: Work that is appropriate and compatible.

Apron: A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch: A curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it. (See flat arch, jack arch, segmental arch and semi-circular arch)

Attic: The upper level of a building, not of full ceiling height, directly beneath the roof.

Awning: A roof-like covering of canvas, or the like, often adjustable, over a window, door, etc. to provide protection against the sun, rain and wind.

Baluster: One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade. (See spindle)

Balustrade: An entire rail system with top rail and balusters.

Bargeboard: A board which hangs from the projecting end of a gable roof, covering the end rafters and often sawn into a decorative pattern. (see gingerbread, vergeboard)

Bay: The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window: A projecting window that forms an extension to the floor space of the internal rooms; sometimes extends to the ground level.

Belt course: A horizontal band usually marking the floor levels on the exterior facade of a building.

Board of Architectural Review (BOAR): A five-member appointed board that is responsible for overseeing design review in locally designated districts.

Board and batten: Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond: A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond."

Bracket: A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Building: A structure used to house human activity such as a house or garage.

Bulkhead: The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Nineteenth century bulkheads are often of wood construction with rectangular raised panels. Twentieth century bulkheads may be of wood, brick, tile or marble construction. Bulkheads are also referred to as kick plates.

Bungalow: Common house form of the early 20th century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.

California Weave: The alternate lapping of shingles on opposite faces where two adjoining surfaces meet on a roof creating valleys.

Capital: The head of a column or pilaster.

Casement window: A window with one or two sashes which are hinged at the sides and usually open outward.

Cast Iron: An iron alloy, usually including carbon and silicon. A large range of building products are made of this material by pouring the molten metal into sand molds and then machining. Has high compressive strength, but low tensile strength.

Cementitious Material: A material (with or without aggregate) that provides plasticity, cohesive and adhesive properties when it is mixed with water—properties that are necessary for its placement and formation into a rigid mass. Often formed into siding and other building elements.

Certificate of Appropriateness (COA): A permit approved by the Board of Architectural Review (BOAR) or the Division of Historic Preservation staff allowing an applicant to proceed with a proposed alteration, demolition or new construction for a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

Character: The qualities and attributes of any structure, site, street or district which separates and distinguishes the individual from its context.

Characteristic: A quality or aspect of an element, component, structure, site, street or district which distinguishes individual elements, structures, sites, streets and districts.

Cladding: A metal coating which is bonded to another metal. Also refers to sheathing of a structure, i.e. wood, masonry, stucco, etc.

Clapboards: Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical order: Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.

Clipped gable: A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Colonial Revival: House style of the early 20th century based on interpretations of architectural forms of the American colonies prior to the Revolution.

Column: A circular or square vertical structural member.

Common bond: A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed, to structurally tie the wall together.

Configuration: The arrangement of elements and details on a building or structure which help to define its character.

Contemporary: Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

Compatible: In harmony with location and surroundings.

Context: The setting in which a historic element, site, structure, street or district exists.

Corbel: In masonry, a projection or one of a series of projections each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order: Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice: The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting: A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable: A secondary gable roof which meets the primary roof at right angles.

Deck: A floor that is exposed to the elements, such as a porch or roof deck.

Demolition: Any act which destroys in whole or in part a building or structure.

Demolition by Neglect: The destruction of a building or structure through abandonment or lack of maintenance.

Dentils: A row of small tooth-like blocks in a classical cornice.

Design Guidelines: Criteria developed to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

Divisional Bays: Where the facade of a building is divided into a series of vertical bays using designs such as pilasters and columns and projecting and inset sections.

Doric order: A classical order with simple, unadorned capitals and with no base.

Dormer window: A window that projects from a roof.

Double-hung window: A window with two sashes, one sliding vertically over the other.

Eave: The edge of a roof that projects beyond the face of a wall.

Element: A material part or detail of a site, structure, street or district.

Elevation: Any one of the external faces or facades of a building.

Ell: The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column: A round column attached to a wall.

Entablature: A part of a building of classical order resting on the column capital. Consists of an architrave, frieze and cornice.

Fabric: The physical material of a building, structure or community, connoting an interweaving of component parts.

Facade: The front or primary elevation of a building.

Fanlight: A semi-circular window usually over a door often with radiating muntins suggesting a fan.

Fascia: A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration: The arrangement of windows and/or doors on a building.

Finial: A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale shingles: A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing: Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch: An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish bond: A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface.

Foundation: The lowest exposed portion of the building wall which supports the structure above.

Frieze: The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable: The triangular section of a wall to carry a pitched roof.

Gable roof: A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof: A ridged roof with two slopes on either side.

Ghosts: Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering or other residue on a building's facade.

Gingerbread: Highly decorative woodwork applied to Victorian style houses.

Guardrail: A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.

Handrail: A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hanging gutters: A metal gutter which is hung from the eaves of a roof by metal ties, sometimes with support from the fascia.

Hard cape: Non-plant material of site elements such as stepping stones, pond surrounds, brick walkways, driveways, etc.

Harmony: Pleasing or congruent arrangement.

Height: The distance from the bottom to the top of a building or structure.

Hipped roof: A roof with uniform slopes on all sides.

Historic District: A geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic Imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Hood molding: A projecting molding above an arch, doorway or window, originally designed to direct water away from the opening; also called a drip mold.

Infill: New construction in historic districts on vacant lots or to replace existing buildings.

Ionic order: One of the five classical orders used to describe decorative scroll capitals.

Jack arch: (see Flat arch)

Keystone: The wedge-shaped top or center member of an arch.

Knee brace: An oversize bracket supporting a cantilevered or projecting element.

Landmark: A building, structure, objects or site which is identified as a historic resource of particular significance.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Lattice: An openwork grill of interlacing wood strips used as screening.

Lintel: The horizontal top member of a window, door or other opening.

Loafer glass: A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.

Maintain: To keep in an existing state of preservation or repair.

Mansard roof: A roof with a double slope on all four sides with the lower slope being almost vertical and the upper almost horizontal.

Masonry: Exterior wall construction of brick, stone or adobe laid up in small units.

Massing: The three-dimensional form of a building.

Material Change: A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site or work of art within an historic district.

Metal standing seam roof: A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with aterne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

Modillion: A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Molding/Moulding: Linear decorative trim in various geometric profiles; term includes both the individual profile shapes and a composite of several designs.

Mortar: A mixture of sand, lime, cement and water used as a binding agent in masonry construction.

Mullion: A heavy vertical divider between windows or doors.

Multi-light window: A window sash composed of more than one pane of glass.

Muntin: A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Neoclassical style: Early 20th century style which combines features of ancient, Renaissance and Colonial architecture; characterized by imposing buildings with large columned porches.

New Construction: Construction which is characterized by the introduction of new elements, sites, buildings or structures or additions to existing buildings and structures in historic areas and districts.

Obscured: Covered, concealed or hidden from view.

Ogee/K-style gutters: Hanging rectangular gutters with a shaped profile suspended from metal brackets.

Oriel window: A bay window which emerges above the ground floor level.

Paired columns: Two columns set in proximity or adjacent to each other.

Palladian window: A window with three openings, the central one arched and wider than the flanking ones.

Paneled door: A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet: A low horizontal wall at the edge of a roof.

Parged: In masonry construction, a coat of cement mortar on the face of rough masonry, the earth side of foundation and the like; a parge coat.

Pediment: A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier: A vertical structural element, square or rectangular in cross-section.

Pilaster: A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch: The degree of the slope of a roof.

Portico: A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement: A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.

Preservation: The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

Preserved: to keep up or maintain.

Pressed tin: Decorative and functional metalwork made of molded tin used to sheath roofs, bays and cornices.

Proportion: Harmonious relation of parts to one another or to the whole.

Public Notice: The classified advertisement of an event, such as a Board of Architectural Review meeting, that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

Pyramidal roof: A roof with four identical sides rising to a central peak.

Quoins: A series of stone, brick, or wood panels ornamenting the corner of an exterior wall.

Recommended: Suggested, but not mandatory actions summarized in the guidelines.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration and/or preservation of its features which are significant to its historical, architectural and cultural values.

Repointing or Pointing: In masonry, the final treatment of joints by troweling of mortar or putty-like filler into the joints.

Restoration: The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use: To use again. An element, detail or structure might be reused in historic districts.

Rhythm: Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Ridge: The top horizontal member of a roof where the sloping surfaces meet.

Ridgecap: Any covering (such as metal, wood, shingle, etc.) used to cover the ridge of a roof.

Rusticated: Roughening of stonework or concrete blocks to give greater articulation to each block.

Sandblast: To use sand, propelled by an air blast, on metal, masonry, concrete, etc., to remove dirt, rust or paint, or to decorate the surface with a rough texture. Sandblasting is very rarely appropriate as it can result in irreversible damage.

Sash: The moveable framework containing the glass in a window.

Scale: Proportional elements that demonstrate the size, materials and style of buildings.

Setting: The sum of attributes of a locality, neighborhood or property that defines its character.

Segmental arch: An arch whose profile or radius is less than a semicircle.

Semi-circular arch: An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Sheathing: An exterior covering of boards or other surface applied to the frame of the structure. (see Siding)

Shed roof: A gently-pitched, almost flat roof with only one slope.

Shingle: A roofing unit of wood, asphaltic material, slate, tile, concrete, asbestos cement or other material cut to stock lengths, widths and thickness; used as an exterior covering on slopping roofs and side walls; applied in an overlapping fashion.

Sidelight: a vertical area of fixed glass on either side of a door or window.

Siding: the exterior wall covering or sheathing of a structure.

Significant: Having particularly important associations within the contexts of architecture, history and culture.

Sill: The bottom crosspiece of a window frame.

Spindles: Square, round or slender, elaborately turned wood dowels or rods often used in railings and porch trim.

Stabilization: The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture and forms of surrounding buildings.

Stretcher bond: A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed. (also known as running bond.)

Stucco: An exterior finish, usually textured composed of Portland cement, lime and sand, which are mixed with water.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

Surround: An encircling border or decorative frame, usually at windows or doors.

Swag: Carved ornament on the form of a cloth draped over supports or in the form of a garland of fruits and flowers.

Terra cotta: Decorative building material of baked clay; often glazed in various colors and textures. This material was used for cornices, inset panels and other decorative façade elements from ca. 1880 to 1930.

Tongue and Groove: A joint formed by the insertion of the *tongue* of one board into the corresponding groove of another, usually to connect two or more boards.

Transom: A horizontal opening (or bar) over a door or window.

Trim: The decorative framing of openings and other features on an elevation.

Tuck Pointing: The finishing of old masonry joints; the joints are first cleaned out and then filled with fine mortar which is left projecting slightly or with filler of putty or lime. (also see repoint)

Turret: A small tower usually located at corner of structure.

Tuscan Order: A simplified version of the Roman Doric order, having a plain frieze.

Valley: The trough or gutter formed by the intersection of two inclined planes of a roof.

Veneer: An outside facing of brick, stone, etc.; provides a decorating, durable surface but is not load-bearing.

Veranda: A covered porch or balcony on a building's exterior.

Vergeboard: See bargeboard.

Vernacular: A regional form or adaptation of an architectural style.

View shed: The natural environment that is visible from one of more viewing points.

Vinyl: A thermoplastic compound made from polymerized vinyl chloride, vinylidene chloride or vinyl acetate; includes some plastics made from styrene and other chemicals.

Wall dormer: Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table: A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard: Wood siding consisting of overlapping boards usually thicker at one edge than the other. (See clapboard)

Wrought Iron: A commercially pure iron of fibrous nature, valued for its corrosion resistance and ductility; used for water pipes, water tank plates, rivets, stay bolts and forged work.

APPENDIX J: SUGGESTED BIBLIOGRAPHY

Suggested Bibliography

Architectural Books

- Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, Inc., 1994.
- Ching, Francis D.K., and Cassandra Adams. *Building Construction Illustrated*. 3rd Edition. New York: John Wiley & Sons, Inc., 2001.
- Dworin, Lawrence. *Renovating & Restyling Older Homes: The Professional's Guide to Maximum Value Remodeling*. Carlsbad, CA: Craftsman Book Company, 1998.
- Evers, Christopher. *The Old-House Doctor*. Woodstock, New York: The Overlook Press, 1986.
- Fisher, Charles and Hugh Miller, ed. *Caring for Your Historic House*. New York: Harry N. Abrams, Inc., 1998.
- Harris, Cyril, ed. *Dictionary of Architecture & Construction*. 2nd Edition. New York: McGraw-Hill Inc., 1993.
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- London, Mark. *Masonry: How to Care for Old and Historic Brick and Stone*. New York: Preservation Press, John Wiley & Sons, 1988.
- McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- Morton, W. Brown, III, Gary L. Hume, and Kay D. Weeks. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. 1979. Rev. ed. Washington, D.C.: Technical Preservation Services, U.S. Department of the Interior, 1990.
- Moss, Roger. *Century of Color*. Watkins Glen, N.Y.: The American Life Foundation, 1981.
- Moss, Roger, ed. *Paint in America: The Colors of Historic Buildings*. New York: Preservation Press, John Wiley & Sons, 1994.
- Nash, George. *Old-houses, A Rebuilder's Manual*. Englewood Cliffs, N.J.: Prentiss-Hall, 1980.
- Park, Sharon D., AIA. *The Use of Substitute Materials on Historic Building Exteriors*. Preservation Brief no. 16. Washington, D.C.: Technical Preservation Services, U.S. Department of the Interior, 1989.
- Phillips, Steven J. *Old-House Dictionary*. Lakewood, Colorado: American Source Books, 1989.

Rypkema, Donovan D. *The Economics of Historic Preservation*. Washington: The National Trust for Historic Preservation, 1994.

Technical Preservation Services, National Park Service, U.S. Department of the Interior. *Respectful Rehabilitation*. Washington, D.C.: The Preservation Press, 1982.

_____. *Preservation Briefs*. Published periodically. Washington, D.C.: Government Printing Office.

U.S. Department of the Interior. *The Preservation of Historic Architecture: The U.S. Government's Official Guidelines for Preserving Historic Homes*. Guilford, Connecticut: The Lyons Press, 2004.

_____. *Preservation Tax Incentives for Historic Buildings*. Washington, DC: US Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services, 1996.

Weaver, Martin E. *Conserving Buildings: Guide to Techniques and Materials*, New York: John Wiley & Sons, 1993.

Restoration and Rehabilitation Directories

Clem Labine's Traditional Building: The Professional's Resource for Public Architecture, 69A Seventh Ave., Brooklyn, NY 11217, bi-monthly subscription, www.traditional-building.com.

Clem Labine's Period Homes: The Professional's Resource for Residential Architecture, 69A Seventh Ave., Brooklyn, NY 11217, bi-monthly subscription, www.period-homes.com.

The Old-House Journal Restoration Directory: The National Catalog of Suppliers, One Thomas Circle, NW, Suite 600, Washington, D.C. 20005, published annually, www.oldhousejournal.com

Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities, and Professionals, Julie Zagars, ed., National Trust for Historic Preservation, Washington, D.C., Preservation Press, John Wiley & Sons, New York, NY, 1997.

Restoration and Rehabilitation Periodicals

APT Bulletin: The Journal of Preservation Technology. Mount Ida Press, 152 Washington Avenue, Albany, NY 12210, www.apti.org.

Fine Homebuilding. The Taunton Press, 63 S. Main St., Newtown, CT 06470-5506, www.finehomebuilding.com.

The Journal of Light Construction. Builderburg Partners, Ltd. 186 Allen Brook Lane, Williston, VT 05495, www.jlconline.com.

Old-House Journal, Restore Media LLC, 1000 Potomac St., NW. Suite 102. Washington, DC 20007, www.oldhousejournal.com

Old-House Interiors, P.O. Box 56009, Boulder, CO 80323-6009, www.oldhouseinteriors.com

Preservation: The Magazine of the National Trust for Historic Preservation. 1785 Massachusetts, NW, Washington, DC 20036, www.PreservationNation.org/magazine.

Traditional Masonry: A Quarterly Magazine for the Masonry Preservation. 228 Grimes St., Eugene, OR 97402, www.traditionalmasonry.com.

Lexington/Fayette County Local History Research - A Starting Point –

Note: the short list below is a place to begin in researching Lexington/Fayette County's historic structures and their history. The Lexington Public Library, the University of Kentucky libraries, Transylvania University Library and their associated websites are all excellent resources and many of the following are located there. Also, the LFUCG Division of Historic Preservation has a small, non-circulating library open to the public focused on Lexington/Fayette County's historic structures and technical assistance books for renovations, etc.

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Historic maps of Lexington

House, Thomas M. and Carter, Lisa R., Lafayette's Lexington, Kentucky. Charleston, SC.: Arcadia Publishing, 1998.

Kentuckiana Digital Library www.kdl.kyvl.org

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Lexington City Directories

Local History Index at the Lexington Public Library www.lexpublib.org

Perrin, William Henry, ed. History of Fayette County, Kentucky. Chicago, O. L. Baskin & Co., 1882. and reprint: Southern Historical Press, 1979.

Reading, W. Gay. Historic Photos of Lexington. Nashville, TN: Turner Publishing Company, 2006.

Sanborn Fire Insurance maps, various years beginning in 1886 through 20th century.

Smith, Gerald L. Lexington, Kentucky. Charleston: SC: Arcadia Press, 2002.

Wright, John D., Jr. Lexington: Heart of the Bluegrass. Lexington, KY: Lexington-Fayette County Historic Commission, 1982.

APPENDIX K: ADDITIONAL RESOURCES

Additional Resources:

Advisory Council on Historic Preservation

1100 Pennsylvania Ave., NW, Suite 809
Washington, DC 20004

www.achp.gov

Alliance for Historic Landscape Preservation

82 Wall Street, Suite 1105
New York, NY 10005

www.ahlp.org

American Association for State and Local History

1717 Church Street
Nashville, TN 37203-2991

www.aaslh.org

American Institute for Conservation of Historic and Artistic Works

1717 K St., Suite 200
Washington, DC 20006

www.aic.stanford.edu

American Institute of Architects

1735 New York Ave., NW
Washington, DC 20006-5292

www.aia.org

American Society of Landscape Architects

636 Eye Street, NW
Washington, DC 20001-3736

www.asla.org

America the Beautiful Fund

725 15th Street, NW, Suite 605, Dept AG
Washington, DC 20005

www.america-the-beautiful.org

The Association for Living Historical Farms and Agricultural Museums

8774 Route 45 NW
North Bloomfield, OH 44450

www.alhfam.org

The Association for Preservation Technology International

4513 Lincoln Ave., Suite 213
Lisle, IL 60532-1290

Blue Grass Trust

253 Market Street
Lexington, KY 40507

www.bluegrasstrust.org

Center for Neighborhood Technology

2125 W. North Avenue
Chicago, IL 60647

www.cnt.org

Friends of Cast Iron Architecture

235 East 87th St., Rm 6C
New York, NY 10128
212/369-6004

Historic Building Information

www.historicbldgs.com

Kentucky Heritage Council

300 Washington Street
Frankfort, KY 40601

www.state.ky.us/agencies/khc/khchome.htm

Land Trust Alliance

1331 H St., NW, Suite 400
Washington, DC 20005-4734

www.lta.org

National Housing and Rehabilitation Association

1625 Massachusetts Ave., NW, Suite 601
Washington, DC 20036

www.housingonline.com

National Park Service

1849 C Street NW, Rm NC400
Washington DC 20240

www.cr.nps.gov

National Trust for Historic Preservation

1785 Massachusetts Ave., NW, Washington DC 20036

www.nationaltrust.org

Old House Web

www.oldhouseweb.com

Preservation Directory

www.preservationdirectory.com

Preserving Historic Neighborhood Schools

www.edfacilities.org/ri/preservation.cfm

Rails-to-Trails Conservancy

1100 17th Street, 10th floor, NW
Washington, DC 20036

www.railtrails.org

Saving Graves

www.savinggraves.org

US Green Building Council

www.usgbc.org

USDA Rural Information Center, Historic Preservation Resources

www.nal.usda.gov/ric/ricpubs/preserve.html